NUMBER 95132 RECORDED APRIL 30, 1943 JAMES B. GRIMES, TR TO JOHN HIGGINS, ET UX

BRIM MARSHALL & BRIDGE CO. NASHVILLE

Book No. 1248

For and in consideration of the sum of ONE AND NO/100 ($1.00) - - - - - DOLLARS CASH IN HAND PAID BY JOHN HIGGINS AND WIFE, MARGARET M.HIGGINS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

JAMES B. GRIMES, TRUSTEE PURSUANT TO THE POWER AND AUTHORITY VESTED IN HIM BY DEED FROM JOHN HIGGINS AND WIFE, MARGARET M.HIGGINS BEARING EVEN DATE HEREWITH HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JOHN HIGGINS AND WIFE, MARGARET M.HIGGINS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO.60 ONTHE MAP OF THE BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE, AS OF RECORD IN BOOK 421, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.60 FRONTS 60 FEET ONTHE SOUTHERLY SIDE OF BARTON AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 215 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JAMES B. GRIMES, TRUSTEE BY DEED FROM JOHN HIGGINS AND WIFE, OF RECORD IN BOOK , PAGE , SAID REGISTER'S OFFICE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JOHN HIGGINS AND WIFE, MARGARET M.HIGGINS, THEIR, heirs and assigns, forever, and WE do covenant with the said JOHN HIGGINS AND WIFE, MARGARET M.HIGGINS that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.

And WE do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said JOHN HIGGINS AND WIFE, MARGARET M.HIGGINS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 9TH day of APRIL 1943.

Witness: XXX

JAMES B. GRIMES
TRUSTEE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, R.B. EVANS a Notary Public in and for said County and State, the within-named JAMES B. GRIMES, TRUSTEE the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

And X wife of the said , having appeared before me privately and apart from husband, the said X acknowledged the execution of the said instrument to have been done by X freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 27TH day of APRIL, 1943.
Commission Expires 26 day of OCT, 1944 (Seal) R.B. EVANS
Notary Public.

REC'D APRIL 30, 1943 AT 9:47 A.M

CM

NUMBER 95145 RECORDED MAY 1, 1943 ERNEST WILLIAM MATHIS ET UX TO LAURA J. COLEMAN

BRIM MARSHALL & BRIDGE CO. NASHVILLE

Book No. 1248

For and in consideration of the sum of FIVE ($5.00) AND NO/100 -- DOLARS CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ERNEST WILLIAM MATHIS AND WIFE, AMANDA ANNIE MATHIS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID LAURA J. COLEMAN, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO.449 ON THE PLAN OF GRANDVIEW HGTS, AS OF RECORD IN BOOK 161 PAGES 14 AND 15, REGISTER,S OFFICE FOR SAID COUNTY.

SAID LOT NO.449 FRONTS 50 FEET ON THE EASTERLY SIDE OF CALDWELL AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ERNEST WILLIAM MATHIS AND WIFE AMANDA ANNIE MATHIS BY DEED FROM LAURA J.COLEMAN OF RECORD IN BOOK 1006 PAGE 28, REGISTER'S OFFICE.

TAXES FOR 1943 ARE TO BE PRO RATED AS OF DATE OF DEED.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said LAURA J.COLEMAN, HER, heirs and assigns, forever, and WE do covenant with the said LAURA J.COLEMAN that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.

And WE do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said LAURA J.COLEMAN, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 28TH day of APRIL 1943.

Witness: XXX

ERNEST WILLIAM MATHIS
AMANDA ANNIE MATHIS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W.E. HARWOOD a Notary Public in and for said County and State, the within-named ERNEST WILLIAM MATHIS AND WIFE, WIFE AMANDA ANNIE MATHIS the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And X wife of the said , having appeared before me privately and apart from X husband, the said X acknowledged the execution of the said instrument to have been done by X freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of APRIL 1943, 19XX
Commission Expires 6 day of JULY, 1943 (Seal) W.E. HARWOOD
Notary Public.

U.S.R.S.$1.65

REC'D APRIL 30, 1943 AT 12:50 P.M.

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