NUMBER 101756
RECORDED SEPT 22, 1943

FRANCES L. NIXON (WIDOW)
--TO--
RALEIGH W. ROBINSON AND WIFE,
BERTIE D. ROBINSON

MARSHALL & BRUCE CO. NASHVILLE

Book No. 1258

For and in consideration of the sum of ($5750.00) FIFTY SEVEN HUNDRED, FIFTY AND 00/100--- TWENTY ONE HUNDRED, SEVENTY FOUR AND 34/100 ($2174.34) DOLLARS CASH IN HAND PAID BY RALEIGH W. ROBINSON AND WIFE, BERTIE D. ROBINSON RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED; FOR THE BALANCE OF PURCHASE MONEY THIRTY-FIVE HUNDRED, SEVENTY FIVE AND 66/100 ($3575.66) DOLLARS THE SAID RALEIGH W. ROBINSON AND WIFE, BERTIE D. ROBINSON ASSUME AND AGREE TO PAY $3575.66 BEING THE UNPAID BALANCE OF A $4500.00 NOTE DATED NOVEMBER 1, 1937. PAYABLE IN MONTHLY INSTALLMENTS WITH INTEREST SECURED BY DEED OF TRUST EXECUTED BY FRANCES L. NIXON AND HUSBAND TO HERSCHEL GREER, TRUSTEE, OF RECORD IN BOOK 1047, PAGE 235 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, FRANCES L. NIXON (A WIDOW) HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID RALEIGH W. ROBINSON AND WIFE, BERTIE D. ROBINSON THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NUMBER 2, THE EASTERLY 5 FEET OF LOT NUMBER 3 AND ALL OF LOTS NUMBERS 27-H AND 27-I ON THE PLAN OF THE RE-SUBDIVISION OF T. W. CRUTCHER AND CO'S SUBDIVISION OF THE HOSTETTLER PROPERTY, AS OF RECORD IN BOOK 843, PAGE 71, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED TOGETHER AS FOLLOWS; BEGINNING ON THE NORTHERLY MARGIN OF SWEETBRIER AVENUE AT A POINT 5 FEET WEST OF THE CORNER OF LOTS NUMBERS 2 AND 3; THENCE WITH SAID AVENUE EASTWARDLY 65 FEET TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY NORTHWARDLY 255 FEET 6 INCHES; THENCE WESTWARDLY 112 FEET TO THE CORNER OF LOTS NUMBERS 27 G AND 27-H; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWARDLY 78 FEET 7 INCHES TO THE COMMON CORNER OF LOTS NUMBERS 3,4,27-G AND 27-H; THENCE WITH SAID LINE BETWEEN LOTS NUMBERS 3 AND 27-H EASTWARDLY 55 FEET; THENCE SOUTHWARDLY 175 FEET TO THE BEGINNING.

SAID LOT NUMBER 2 BEING THE SAME PROPERTY CONVEYED TO MRS. FRANCES L. NIXON BY DEED FROM GENERAL SECURITIES COMPANY OF RECORD IN BOOK 740, PAGE 109 AND SAID PART OF LOT NUMBER 3 AND ALL OF LOTS NUMBERS 27-H AND 27-I BEING THE SAME PROPERTY CONVEYED TO FRANCES L. NIXON AND HUSBAND E. P. NIXON BY DEED FROM NASHVILLE TRUST COMPANY, TRUSTEE AND EXECUTOR OF JACOB HOSTETTLER, DECEASED, OF RECORD IN BOOK 946. PAGE 302 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID E. P. NIXON HAVING SINCE DIED.

SAID LAND IS SUBJECT TO THE RESTRICTIVE COVENANTS CONTAINED I DEED FROM JACOB HOSTETTLER TO THEODOSIA C. HOSTETTLER, OF RECORD IN BOOK 641, PAGE 297 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO THE RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT MADE BY NASHVILLE AND AMERICAN TRUST COMPANY, EXECUTOR, OF RECORD IN BOOK 943. PAGE 645, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAXES FOR THE YEAR 1943 PRORATED AND ASSUMED BY PURCHASERS.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said RALEIGH W. ROBINSON AND WIFE, BERTIE D. ROBINSON, THEIR, heirs and assigns, forever, and I do covenant with the said RALEIGH W. ROBINSON AND WIFE, BERTIE D. ROBINSON that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered,

And I, FRANCES L. NIXON (A WIDOW) do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said RALEIGH W. ROBINSON AND WIFE, BERTIE D. ROBINSON, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand ~~~, this 20TH day of SEPTEMBER, 1943

Witness: FRANCES L. NIXON (A WIDOW)

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W. L. BAINBRIDGE, JR a Notary Public in and for said County and State, the within-named FRANCES L. NIXON (A WIDOW) the bargainor ~~~ with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And wife of the said, having appeared before me privately and apart from husband, the said acknowledged the execution of the said instrument to have been done by 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 21ST day of SEPTEMBER, 1943

Commission Expires 6 day of MAY, 1944 (Seal.) W. L. BAINBRIDGE, JR Notary Public.

U.S.R.S. $2.75
REC SEPT 21, 1943 AT 2:30 P M
LP

NUMBER 101319
RECORDED SEPT 23, 1943

LOULA A. MADDAN, ET AL
--TO--
MOLLIE COOPER

MARSHALL & BRUCE CO. NASHVILLE

Book No. 1258

For and in consideration of the sum of NINE HUNDRED FIFTY ($950.00) DOLLARS CASH TO US PAID BY MOLLIE COOPER, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE LOULA A. MADDAN, (UNMARRIED) AND GEORGE WILLIAM MADDAN, (UNMARRIED) HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MOLLIE COOPER, TO HER SEPARATE ESTATE, FREE FROM THE DEBTS, LIABILITIES AND CONTRACTS OF HER PRESENT, OR ANY FUTURE HUSBAND, HER HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE SOUTHRLY 35 FEET OF LOT NO. 45 IN THE NORTH NASHVILLE REAL ESTATE COMPANY'S PLAN OF LOTS, AS OF RECORD IN BOOK 21, PAGE 105, REGISTER'S OFFICE FOR SAID COUNTY.

SAID SOUTHERLY PART OF LOT NO. 45 FRONTS 35 FEET ON THE EASTERLY SIDE OF 8TH AVENUE NORTH, FORMERLY MCGAVOCK AVENUE, OR SPRUCE STREET, AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING A PART OF THE SAME PROPERTY CONVEYED TO LOULA A. MADDAN AND GEORGE WILLIAM MADDAN UNDER THE WILL OF KATE MADDAN JACKSON DECEASED, AS OF RECORD IN WILL BOOK 55, PAGE 497, COUNTY COURT CLERKS OFFICE FOR DAVIDSON COUNTY, TENNESSEE/

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MOLLIE COOPER, HER, heirs and assigns, forever, and WE do covenant with the said MOLLIE COOPER 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, LOULA A. MADDAN AND GEORGE WILLIAM MADDAN do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said MOLLIE COOPER, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 21ST day of SEPTEMBER, 1943

Witness: LOULA A. MADDAN

GEORGE WILLIAM MADDAN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, D. R. MYERS a Notary Public in and for said County and State, the within-named LOULA A. MADDAN AND GEORGE WILLIAM MADDAN the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And wife of the said, having appeared before me privately and apart from husband, the said acknowledged the execution of the said instrument to have been done by 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 21ST day of SEPTEMBER, 1943

Commission Expires 26 day of APRIL, 1945 (Seal.) D. R. MYERS Notary Public.

U.S.R.S. $1.10
REC SEPT 22, 1943 AT 11:40 A M
LP