DAVIDSON COUNTY WARRANTY DEED

Book No. 1260

FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE DIVIDING LINE BETWEEN LOTS NOS. 17 AND 18 AT A CEDAR POST 1049 FEET NORTH OF THE CENTER LINE OF EAST PALESTINE BOULEVARD, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO GREYSON LOVE HANCOCK, BY DEED FOROM LITTELL RUST AND WIFE, OF RECORD IN BOOK 1012, PAGE 345, SAID REGISTER'S OFFICE; THENCE NORTHWARDLY 52 FEET, MORE OR LESS, TO THE CENTER OF GIBSON'S CREEK; THENCE WITH THE CENTER OF SAID CREEK, WESTWARDLY 400 FEET TO THE CORNER OF LOTS NO. 16 AND 17; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWARDLY 51 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID HANCOCK PROPERTY; THENCE WITH THE NORTHERLY LINE OF SAME EASTWARDLY 400 FEET TO THE BEGINNING. BEING PART OF THE PROPERTY CONVEYED TO NAWAKWA HILLS ESTATES, INC., BY DEED FROM CHAS. U. COGGIN AND SONS, INC., OF RECORD IN BOOK 986, PAGE 685, R.O.D.C., TENNESSEE.

SAID TRACT ABOVE DESCRIBED AS SEVENTEENTH TRACT IS ENCUMBERED BY LIEN CONTAINED IN DEED FROM CHAS. U. COGGIN AND SONS, INC., TO NAWAKWA HILLS ESTATES, INC., IN BOOK 986, PAGE 685, R.O.D.C., TENNESSEE, TO SECURE THE PAYMENT OF A NOTE FOR $175.00 DATED JANUARY 21, 1936 AND DUE ONE (1) DAYS AFTER DATE WITH INTEREST. SAID NOTE WITH UNPAID INTEREST TO DATE HEREOF AGGREGATES THE SUM OF $242.65 AND THIS CONVEYANCE IS MADE SUBJECT THERETO.

IT IS UNDERSTOOD AND FULLY AGREED THAT THE SAID CHAS. U. COGGIN, TRUSTEE, DOES NOT ASSUME AND AGREE TO PAY ANY OF THE ABOVE ENCUMBRANCES.

ALL OF THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO ALL UNPAID TAXES, INTEREST, PENALTIES AND COSTS NOW AGAINST SAID PROPERTY.

TO HAVE AND TO HOLD THE SAID TRACTS OR PARCELS OF LAND WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID CHAS U. COGGIN, TRUSTEE, AS AFORESAID, HIS SUCCESSORS AND ASSIGNS FOREVER, AND THE SAID NAWAKWA HILLS ESTATES, INC. DOES COVENANT WITH THE SAID CHAS. U COGGIN, TRUSTEE, AS AFORESAID, THAT IT IS LAWFULLY SEIZED OF SAID LAND IN FEE SIMPLE, HAS A GOOD RIGHT TO CONVEY IT AND THE SAME IS UNENCUMBERED EXCEPT AS HEREINBEFORE SET OUT.

AND THE SAID NAWAKWA HILLS ESTATES, INC. DOES FURTHER COVENANT AND BIND ITSELF, ITS SUCCESSORS AND REPRESENTATIVES TO WARRANT AND TO FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID CHAS. U. COGGIN, TRUSTEE, AS AFORESAID, HIS SUCCESSORS AND ASSIGNS AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

IN WITNESS WHEREOF THE SAID NAWAKWA HILLS ESTATES, INC. HAS BY PROPER CORPORATE ACTION CAUSED ITS CORPORATE NAME TO BE SIGNED BY C. U. COGGIN, ITS PRESIDENT, AND ATTESTED BY E. M. COGGIN, ITS SECRETARY, WITHOUT SEAL, THE CORPORATION HAVING NO SEAL.

THIS THE 30TH DAY OF JUNE, 1942, AT MADISON, TENNESSEE.

NAWAKWA HILLS ESTATES, INC.

C.U. COGGIN
PRESIDENT

ATTEST:
E. M. COGGIN
SECRETARY

DAVIDSON COUNTY WARRANTY DEED

Book No. 1260

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, SARA R. WOLFENDEN, A NOTARY PUBLIC IN AND FOR SAID STATE, AND COUNTY AFORESAID, PERSONALLY APPEARED C. U. COGGIN AND E. M. COGGIN, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE MAWAKWA HILLS ESTATES, INC., THE WITHIN NAMED BARGAINOR, A CORPORATION, AND THEY AS SUCH PRESIDENT AND SECRETARY BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY C. U. COGGIN, ITS PRESIDENT AND ATTESTED BY E. M. COGGIN ITS SECRETARY, WITHOUT SEAL.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 30TH DAY OF JUNE, 1942.

(SEAL) SARA R. WOLFENDEN
NOTARY PUBLIC

MY COMMISSION EXPIRES:
JAN. 13, 1945

U.S.R.S. $1.65
REC JULY 22, 1943 AT 11:06 A M
LP

NUMBER 98710 RECORDED JULY 24TH, 1943.

THOMAS P. GRADY ET AL.

TO

HARRY DIAMOND

FOR AND IN CONSIDERATION OF THE SUM OF ONE THOUSAND THREE HUNDRED DOLLARS (1300) CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE WITHIN GRANTORS, WE THE UNDERSIGNED GRANTORS THOMAS P. GRADY, WIDOWER OF AGNES BRODERICK GRADY; AND THOMAS B. GRADY, MYRTLE AGNES GRADY, JOHN O. GRADY AND JOSEPH W.GRADY, THE FOUR AND ALL THE CHILDREN OF AGENES BRODERICK GRADY, DECEASED, SAID CHILDREN BEING OF ADULT AGE; AND MARY BRODERICK GREENE A WIDOW AND SISTER OF AGNES BRODERICK GRADY DECEASED, HAVE BARGAINED AND SOLD AND BY THESE PREEENTS DO TRANSFER AND CONVEY UNTO HARRY DIAMOND, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

A CERTAIN LOT OR PARCEL OF LAND WITHIN THE CORPORATE LIMITS OF THE CITY OF NASHVILLE, BEING CITY HOUSE NUMBERS 1225- 1227 ON THE WEST SIDE OF SIXTH AVENUE, NORTH AND FRONTING FIFTY (50) FEET ON SAID SIXTH AVENUE, AND EXTENDING BACK WESTWARDLY BETWEEN PARALLEL LINES ONE HUNDRED SEVENTY -FIVE (175) FEET TO AN ALLEY.