NUMBER 94057
GEORGE W. DUFFEL
TO
RECORDED APRIL 7, 1943.
M.D.WARNACK ET UX.

Book No. 1261

For and in consideration of the sum of SEVEN HUNDRED FIFTY & 00/100 ($750.00) DOLLARS CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I, GEORGE W. DUFFEL, AN UNMARRIED MAN, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID M.D. WARNACK AND WIFE, ANNIE IRENE WARNACK, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A TRACT OF LAND IN THE 2D, FORMERLY 3D, CIVIL DISTRICT OF SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STUMP AT WHAT WAS JAMES HOLLOWAY'S NORTHEAST CORNER AND THOMAS MITCHELL'S SOUTHEAST CORNER; THENCE SOUTH 1° WEST 40 POLES TO A STAKE; THENCE SOUTH 89° EAST 40 POLES TO A STAKE; THENCE NORTH 1° EAST 40 POLES TO A ROCK IN E.ALBERT'S SOUTHERLY LINE; THENCE NORTH 89° WEST 40 POLES TO THE BEGINNING, CONTAINING 10 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GEORGE W.DUFFEL BY DEED FROM MRS.D.M.DUFFEL OF RECORD IN BOOK 581, PAGE 630, REGISTERS OFFICE FOR SAID COUNTY.

A SMALL GRAVEYARD IS RESERVED BY THE SAID GEORGE W. DUFFEL, WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said M.D.WARNACK AND WIFE, ANNIE IRENE WARNACK, THEIR, heirs and assigns, forever, and I do covenant with the said M.D.WARNACK AND WIFE, ANNIE IRENE WARNACK 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, do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said M.D.WARNACK AND WIFE, ANNIE IRENE WARNACK, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 6TH day of APRIL 1943

WITNESS
JOHN C.JEFFORDS

HIS
GEORGE W. (X) DUFFEL
MARK

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LOUISE EDWARDS, a Notary Public in and for said County and State, the within-named GEORGE W. DUFFEL, AN UNMARRIED PERSON, the bargainor, with whom I am personally acquainted, and who acknowledged that HE 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 6TH day of APRIL, 1943.
Commission Expires 7 day of JULY, 1943, (Seal) LOUISE EDWARDS, Notary Public.
U.S.R.S. $1.10
RECD APRIL 6, 1943 AT 3:40 P M

NUMBER 94120
FRANK C.GUTHRIE, UNMARRIED,
RECORDED APRIL 8, 1943.
TO W.HARDIN GUTHRIE.

Book No. 1261

For and in consideration of the sum of ($3,000.00) THREE THOUSAND & NO/100 DOLLARS CASH IN HAND PAID BY W.HARDIN GUTHRIE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED;

I, FRANK C. GUTHRIE, UNMARRIED, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID W. HARDIN GUTHRIE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO.130 AND THE EASTERLY ONE-HALF OF LOT NO.129 ON THE MAP OF DR.JOHN SHELBY'S THIRD ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, AS OF RECORD IN BOOK 21, PAGE 43, OF THE REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO.130 AND THE EASTERLY ONE-HALF OF LOT NO.129 FRONT TOGETHER 75 FEET ON THE NORTHERLY SIDE OF WOODLAND STREET AND RUN BACK BETWEEN PARALLEL LINES, ALONG THE WESTERLY MARGIN OF 4TH STREET, FORMERLY OAK STREET, 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO THE SAID FRANK C.GUTHRIE BY DEED DATED JUNE 2, 1941, FROM ELLA MARIE PAYNE, FLOSSIE PAYNE, LUCILE PAYNE AND FRANCIS COOPER PAYNE, AS OF RECORD IN BOOK NO. 1160, PAGE 635, SAID REGISTERS 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 W.HARDIN GUTHRIE, HIS, heirs and assigns, forever, and I do covenant with the said W. HARDIN GUTHRIE, 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, FRANK C.GUTHRIE, UNMARRIED, do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said W.HARDIN GUTHRIE, HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 1ST day of APRIL, 1943.
FRANK C.GUTHRIE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J.M.VAUGHN, a Notary Public in and for said County and State, the within-named FRANK C.GUTHRIE, UNMARRIED, the bargainor, with whom I am personally acquainted, and who acknowledged that HE 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 8TH day of APRIL, 1943.
Commission Expires 8 day of APRIL, 1945. (Seal) J.M.VAUGHN, Notary Public.
U.S.R.S. $3.30.
RECD APRIL 8, 1943 AT 9:35 A.M.