NUMBER 106903 RECORDED JAN 12, 1944 HOMER B. COLLINS,ET UX TO C.J.GARNER ET UX

75303 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1281

For and in consideration of the sum of $600.00 SIX HUNDRED AND NO/100 - - - DOLLARS CASH IN HAND PAID, AND OTHER VALUABLE CONSIDERATIONS,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, HOMER B. COLLINS AND WIFE, ANNIE K. COLLINS HAVE BARGAINED AND SOLD,AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THESSAID C.J. GARNER AND WIFE, SARAH GARNER, 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.16 OF BLOCK "B" ON THE MAP OF OVERLOOK ESTATES, OF RECORD IN BOOK 843, PAGE 105, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.16 FRONTS 50 FEET ON THE NORTHERLY SIDE OF WILEY STREET AND RUNS BACK BETWEEN PARALLEL LINES 135 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO HOMER B. COLLINS AND WIFE, ANNIE K.COLLINS, BY DEED FROM FRANK E. HOUDESHELL AND WIFE, OF RECORD IN BOOK 1172, PAGE 13, 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 C.J. GARNER AND WIFE, SARAH GARNER, THEIR, heirs and assigns, forever, and WE do covenant with the said C.J. GARNER AND WIFE, SARAH GARNER that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

EXCEPT TAXES FOR 1943, WHICH C.J. GARNER AND WIFE, SARAH GARNER ASSUME.

And WE, HOMER B. COLLINS AND WIFE, ANNIE K.COLLINS do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said C.J. GARNER AND WIFE, SARAH GARNER, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 7TH day of JANUARY 1944. 19

HOMER B. COLLINS

ANNIE K. COLLINS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MYRTLE DAVIS a Notary Public in and for said County and State, the within-named HOMER B. COLLINS AND WIFE, ANNIE K. COLLINS the bargainor S, with whom I am personally aequainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And X wife of the said X, 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 7TH day of JAN, 19 44.

Commission Expires 8 day of OCT, 19 45. (Seal) MYRTLE DAVIS Notary Public.

U.S.R.S.$3.35

REC'D JAN 12, 1944 AT 9:02, A.M.

CM

NUMBER 106919 RECORDED JAN 12, 1944 MISS CELENE J.MITCHELL TO CHARLIE W.YOUNG

75303 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1281

For and in consideration of the sum of TWO HUNDRED & NO/100 - - - DOLLARS PAID TO ME CASH IN HAND BY CHARLIE W. YOUNG,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I, MISS CELENE J.MITCHELL HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CHARLIE W. YOUNG, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, AS FOLLOWS:

TRACT NO. 1.

BEING THE EAST 50 FEET OF THE WEST 100 FEET OF LOTS NOS.43,44 AND 45, ON THE MAP OF ESKRIDGE SUBDIVISION OF PART OF THE W.B. FRANKLIN PROPERTY,AS OF RECORD IN BOOK 547, PAGE 52, REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE.

SAID PARTS OF LOTS NOS.43,44, AND 45, FRONT FIFTY FEET ON THE SOUTHERLY SIDE OF FAIRWIN AVENUE AND RUN BACK BETWEEN PARALLEL LINES 175 FEET, MORE OR LESS TO A DEAD LINE.

BEING PART OF THE PROPERTY CONVEYED TO MISS CELENE J. MITCHELL BY PURCHASE FROM MRS. CATHERINE E. HICKS, BY DEED FROM JOHN C. SPENCE AND WIFE, OF RECORD IN BOOK 1031, PAGE 591,OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE.

THIS PROPERTY IS CONVEYED SUBJECT TO RESTRICTIONS SET OUT IN DEED FROM MARTHA FRANKLIN ESKRIDGE AND HUSBAND TO J.C. SPENCE, OF RECORD IN BOOK 1046, PAGE 112, REGISTER'S OFFICE FOR SAID COUNTY.

THE PURCHASER ASSUMES TAXES FOR THE YEAR 1940.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said CHARLIE W. YOUNG, HIS, heirs and assigns, forever, and I do covenant with the said CHARLIE W. YOUNG that I lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And I, MISS CELENE J. MITCHELL do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said CHARLIE W. YOUNG, HIS, heirs and assigns, against the lawful claims of all persons whomsoever. A LIEN IS EXPRESSLY RETAINED UPON THE PROPERTY HEREIN CONVEYED TO SECURE ALL THE DEFERRED PAYMENTS OF PURCHASE MONEY.

Witness MY hand -, this 26TH day of SEPTEMBER 19 40.

Witness: - - - CELENE J.MITCHELL

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, OLIVER M.GRACE a Notary Public in and for said County and State, the within-named MISS CELENE J. MITCHELL, the bargainor -; with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And X wife of the said X, 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 26TH day of SEPTEMBER, 19 40.

Commission Expires - day of -, 19- (Seal) OLIVER M.GRACE Notary Public.

AND OFFICIAL SEAL AT OFFICE IN NASHVILLE, TENNESSEE, THIS 26TH DAY OF SEPTEMBER, 1940.

U.S.R.S.$.55

REC'D JAN 12, 1944 AT 10:45 A.M. CM