NUMBER 4560 RECORDED APRIL 17, 1944 J.W. HURT TO JOHNNIE MARY CLARY

75303 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1281

For and in consideration of the sum of ONE AND NO/100 ($1.00) - - - - - - DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION., CASH IN HAND PAID TO ME BY JOHNNIE MARY CLARY, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

I, J.W. HURT, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JOHNNIE MARY CLARY, FOR HER SOLE AND SEPARATE USE FREE FROM THE DEBTS, LIABILITIES, CONTRACTS OR MARITAL RIGHTS 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:

LOT NUMBER (153) ONE HUNDRED AND FIFTY THREE, IN WILLIAMS ADDITION TO EDGEFIELD (NOW EAST NASHVILLE) SAID LOT FRONTS (50) FIFTY FEET ON THE SOUTH SIDE OF SHELBY AVENUE AND RUNS BACK BETWEEN PARALLEL LINES (175) ONE HUNDRED AND SEVENTY-FIVE FEET TO A (20) TWENTY FOOT ALLEY. BEING THE SAME PROPERTY CONVEYED TO J.W. HURT BY DEED FILED FOR RECORD ON THE 28TH DAY OF MARCH, 1901, AND RECORDED IN BOOK 259, PAGE 70, OF THE REGISTER'S 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 JOHNNIE MARY CLARY, FOR HER SOLE AND SEPARATE USE, FREE FROM THE DEBTS, LIABILITIES, CONTRACTS OR MARITAL RIGHTS OF HER PRESENT OR ANY FUTURE HUSBAND, HER, heirs and assigns, forever, and I do covenant with the said JOHNNIE MARY CLARY that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And I, J.W. HURT, do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said JOHNNIE MARY CLARY, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 15 day of APRIL 19 44.

~~Witness~~ J.W. HURT

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LEANDER S. CATO a Notary Public in and for said County and State, the within-named J.W. HURT 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 ~~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 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 15 day of APRIL, 19 44.

Commission Expires ~~day of~~ 4-6-46 ~~19~~ (Seal) LEANDER S. CATO

Notary Public.

REC'D APRIL 17, 1944 AT 10:50 A.M.

CM

NUMBER 4441 RECORDED APRIL 15, 1944 MARY E. ARMSTRONG TO W. PREWITT ARMSTRONG

75303 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1281

For and in consideration of the sum of $1.00, ONE DOLLAR AND LOVE AND AFFECTION. I HAVE FOR MY SON, W. PREWITT ARMSTRONG, I, MARY E. ARMSTRONG, WIDOW, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID W.PREWITT ARMSTRONG, HIS HEIRS AND ASSIGNS,PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

THE WEST ONE HALF OF LOT #88 IN THE PLAN OF THE BELMONT HEIGHTS PROPERTY, AND FRONTING 50 FT. ON THE NORTH SIDE OF BEECHWOOD AVE., AND RUNNING BACK BETWEEN PARALLEL LINES 188 FT. TO AN ALLEY, AND BEING THE SAME LOT OF LAND CONVEYED TO ME BY H.M. WALDEN AND WIFE, ELIZABETH WALDEN RECORDED IN BOOK 381 PAGE 37, R.O.D.C. TENNESSEE.

THIS PROPERTY IS NOW IN THE CITY OF NASHVILLE,TENNESSEE, AND WAS ACQUIRED BY ME ON THE 18TH DAY OF MARCH, 1909.

THE PROPERTY ABOVE DESCRIBED IS UNENCUMBERED.

ALSO EAST HALF OF LOT #88, FORMERLY IN THE SEVENTH DISTRICT OF DAVIDSON COUNTY,TENNESSEE ON AN UNRECORDED PLAN OF BELMONT LAND COMPANY, KNOWN AS BELMONT HEIGHTS. SAID LOT IS 50 FT ON NORTH SIDE OF BEECHWOOD AVENUE., AND RUNS BACK 188 FT. PARALLEL TO AN ALLEY. SAME IS RECORDED IN BOOK 404 PAGE 784 R.O.D.C. TENNESSEE.

I HEREBY RESERVE FOR MYSELF A LIFE ESTATE IN SAID REAL ESTATE HEREIN CONVEYED, AND CONVEY TO MY SON, W. PREWITT ARMSTRONG A REMAINDER ESTATE SUBJECT TO MY LIFE ESTATE.

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. PREWITT ARMSTRONG, HIS, heirs and assigns, forever, and I do covenant with the said W. PREWITT ARMSTRONG that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind MY heirs and representatives, to warrant and forever defend the title to said land to the said W. PREWITT ARMSTRONG, HIS, heirs and assigns, against the lawful claims of all persons whomsoever. THIS CONVEYANCE IS ONLY FOR THE PURPOSE OF CONVEYING REMAINDER ESTATE SUBJECT TO RESERVATION BY ME OF A LIFE ESTATE. AND SIGNATURE AT NASHVILLE TENNESSEE

Witness MY hand, this 11 day of APRIL 19 44.

~~Witness~~ MARY E. ARMSTRONG

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, WILLIAM B. MARR a Notary Public in and for said County and State, the within-named MARY E. ARMSTRONG, WIDOW 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 X husband, the said X 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 11 day of APRIL, 19 44.

Commission Expires 8 day of OCT, 19 45 (Seal) WILLIAM B. MARR

Notary Public.

REC'D APRIL 14, 1944 AT 9:35 A.M.

CM