77024 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1284

For and in consideration of the sum of ($50.00) FIFTY AND NO/100 DOLLARS CASH AND OTHER VALUABLE AND SUFFICIENT CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED; AND THE FURTHER CONSIDERATION THAT THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY AN EXISTING ENCUMBRANCE OF APPROXIMATELY SIX HUNDRED ($600.00) DOLLARS MENTIONED IN AND SECURED BY LIEN IN INSTALLMENT DEED FROM FRENIA JORDAN-RAINES, WIDOW, TO THE GRANTORS HEREIN, DATED JUNE 12, 1940, RECORDED IN BOOK NO. 1139, PAGE 206, REGISTERS OFFICE DAVIDSON COUNTY, TENNESSEE, AND ALL TAXES, INSURANCE AND NECESSARY REPAIRS, FROM AND AFTER THIS DATE,

WE, B.C.COX AND WIFE, KATIE COX, THIS DAY HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MARY FRANCES COX, EXPRESSLY RESERVING AND RETAINING A LIFE ESTATE IN THE ABOVE NAMED GRANTORS AND THE SURVIVOR THEREOF, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO.36 AND THE EAST 20 FEET OF LOT NO.35 IN THE EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION, AS OF RECORD IN PLAN BOOK NO.57, PAGE 130, OF THE REGISTERS OFFICE DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO.36 AND SAID EAST 20 FEET OF LOT NO.35 FRONT TOGETHER EIGHTY (80) FEET ON THE SOUTH SIDE OF SHELBY AVENUE AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

AND BEING THE SAME PROPERTY WHICH WAS CONVEYED TO B.C.COX AND WIFE, KATIE COX, BY DEED, DATED JUNE 12, 1940, RECORDED IN BOOK NO. 1139, PAGE 206, REGISTERS OFFICE DAVIDSON COUNTY, TENNESSEE, AND THE REFERENCES THEREIN MADE AS TO FURTHER SOURCE OF TITLE.

IT BEING UNDERSTOOD AND AGREED THAT THE SAID GRANTORS, B.C.COX AND WIFE, KATIE COX, HEREBY EXPRESSLY RETAIN AND RESERVE UNTO THEMSELVES, AND THE SURVIVOR THEREOF, A LIFE ESTATE IN SAID ABOVE DESCRIBED PROPERTY; WITH THE RIGHT AND PRIVILEGE TO THE USE, OCCUPANCY AND ENJOYMENT THEREOF DURING THEIR NATURAL LIVES, RESPECTIVELY.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MARY FRANCES COX, (OUR DAUGHTER) SUBJECT TO THE RETENTION OF GRANTORS' LIFE ESTATE THEREIN HER, heirs and assigns, forever, and WE do covenant with the said MARY FRANCES COX, 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 AS HEREINABOVE SET FORTH, WHICH ENCUMBRANCE, INCLUDING TAXES, INSURANCE AND NECESSARY REPAIRS, ARE EXPRESS- ASSUMED BY THE SAID GRANTEE.

And WE, B.C.COX AND WIFE, KATIE COX, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said MARY FRANCES COX, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 10TH day of DECEMBER, 1943.

B.C.COX

MRS.KATIE COX

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within-named B.C.COX AND WIFE, KATIE COX, the bargainor S, with whom I am personally acquainted, 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 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 11 day of DECEMBER, 1943.

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

RECD DEC.15, 1943 AT 1:33 P M

77024 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1284

For and in consideration of the sum of $1100.00 ELEVEN HUNDRED AND NO/100 DOLLARS CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, H.W.WATSON AND WIFE, MORELLE JOHNSTON WATSON, AND H.W.WATSON, JR., AND WIFE, DOROTHY MEEK WATSON, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID BETTIE MARTIN, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO.403 ON THE MAP OF MAURY & CLAIBORNE'S ADDITION, OF RECORD IN BOOK 21, PAGES 84 AND 85, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO.403 FRONTS 40 FEET ON THE WESTERLY SIDE OF CLAIBORNE STREET AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO H.W.WATSON AND H.W.WATSON,JR., BY DEED FROM JOHN WOODLEY AND WIFE, OF RECORD IN BOOK 1025, PAGE 290, 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 BETTIE MARTIN HER, heirs and assigns, forever, and WE do covenant with the said BETTIE MARTIN 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.

AND H.W. WATSON, JR., AND WIFE, DOROTHY MEEK WATSON

And WE, H.W.WATSON AND WIFE, MORELLE JOHNSTON WATSON, AND do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said BETTIE MARTIN, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 13TH day of DECEMBER, 1943.

H.W.WATSON
MORELLE JOHNSTON WATSON
H.W.WATSON,JR.
DOROTHY MEEK WATSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, NEILL S.OWEN a Notary Public in and for said County and State, the within-named H.W.WATSON AND WIFE, MORELLE JOHNSTON WATSON AND H.W. WATSON, JR., AND WIFE, DOROTHY MEEK WATSON, the bargainor S, with whom I am personally acquainted, 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 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 13 day of DECEMBER, 1943.

Commission Expires 7 day of OCT., 1944. (Seal.) NEILL S.OWEN, Notary Public.

U.S.R.S. $1.65

RECD DEC. 15, 1943 AT 2:20 P M