TOOLE MARSHALL & BRUCE CO. NASHVILLE

Book No. 1284

For and in consideration of the sum of EIGHT HUNDRED FIFTY & 00/100 ($850.00) DOLLARS CASH IN HAND PAID BY ROBERT WILSON AND WIFE, MAGGIE RUTH WILSON, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, ANNIE RANDOLPH MILLER AND HUSBAND, J.M.MILLER, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ROBERT WILSON AND WIFE, MAGGIE RUTH WILSON, 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.5 OF BLOCK "C" ON THE PLAN OF THE HERMITAGE ADDITION TO NASHVILLE, OF RECORD IN BOOK 57, PAGE 43, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO.5 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF FAIN STREET, FORMERLY HERMITAGE AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING PART OF THE PROPERTY CONVEYED TO J.R.RANDOLPH AND WIFE, ANNIE RANDOLPH, BY DEED FROM J.G.PAGE AND WIFE, OF RECORD IN BOOK 676, PAGE 45, SAID REGISTERS OFFICE, THE SAID J.R.RANDOLPH HAVING SINCE DIED AND THE SAID ANNIE RANDOLPH HAVING SINCE MARRIED JAMES M.MILLER.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said ROBERT WILSON AND WIFE, MAGGIE RUTH WILSON, THEIR, heirs and assigns, forever, and WE do covenant with the said ROBERT WILSON AND WIFE, MAGGIE RUTH WILSON, 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 BY TAXES FOR 1944, WHICH HAVE BEEN PRO-RATED AND ARE ASSUMED BY THE PURCHASERS HEREIN.

And WE, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said ROBERT WILSON AND WIFE, MAGGIE RUTH WILSON, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 14TH day of FEBRUARY, 1944.

ANNIE RANDOLPH MILLER

J.M.MILLER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LOUISE EDWARDS a Notary Public in and for said County and State, the within-named ANNIE RANDOLPH MILLER AND HUSBAND, J.M.MILLER, the bargainors, 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 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 15TH day of FEBRUARY, 1944.

Commission Expires 8 day of JULY, 1947. (Seal.) LOUISE EDWARDS, Notary Public.

U.S.R.S. $1.10

RECD FEB. 17, 1944 AT 2:58 P M

TOOLE MARSHALL & BRUCE CO. NASHVILLE

Book No. 1284

For and in consideration of the sum of FIVE DOLLARS CASH IN HAND PAID BY LULA MAE JOLLY, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND LAWFUL CONSIDERATION,

WE, JULIUS A.OWEN AND WIFE, IRENE OWEN, E.W.MARTIN AND WIFE, WILLIE IRENE OWEN MARTIN HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID LULA MAE JOLLY, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS:

BEING LOT E½ - 40 LOCATED AT NO.455 HUMPHREY STREET, NASHVILLE, TENNESSEE. BEING THE EAST HALF OF LOT NO.40 IN HUMPHREY, HOUSTON AND MARTIN'S ADDITION TO SOUTH NASHVILLE, FRONTING 25 FEET ON THE SOUTH SIDE OF HUMPHREY STREET AND RUNNING BACK SOUTHWARDLY BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY, BEING THE SAME PROPERTY CONVEYED TO MARGRETTE OWEN (DECEASED JUNE 11TH, 1933) BY DEED IN BOOK 636, PAGE 237, R.O.D.C., TENNESSEE.

MRS.MARGRETTE OWEN DIED INTESTATE, JUNE 11TH, 1933, LEAVING AS SOLE HEIRS TO HER ESTATE, JULIUS A.OWEN, MRS.LULA MAI OWEN JOLLEY, AND MRS.IRENE OWEN MARTIN.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said LULA MAE JOLLY, HER, heirs and assigns, forever, and WE do covenant with the said LULA MAE JOLLY 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 WE, JULIUS OWEN, IRENE OWEN, E.W.MARTIN AND WILLIE IRENE MARTIN do further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said land to the said LULA MAE JOLLY, HER, 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 OUR hands, this 24 day of NOVEMBER, 1943.

WITNESS: GLADYS RICKERSON
RUBYE INMAN

JULIUS A.OWEN
IRENE H.OWEN
WILLIE IRENE MARTIN
E.W.MARTIN

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, GLADYS RICKERSON, a Notary Public in and for said County and State, the within-named JULIUS OWEN, IRENE OWEN, E.W.MARTIN AND WILLIE IRENE MARTIN, the bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And IRENE OWEN AND WILLIE IRENE MARTIN, WIVES wife of the said JULIUS A.OWEN AND E.W.MARTIN, RESPECTIVELY, PERSONALLY having appeared before me privately and apart from THEIR husband, the said IRENE OWEN AND WILLIE IRENE MARTIN acknowledged the execution of the said DEED to have been done by THEM freely, voluntarily, and understandingly, without compulsion or constraint from THEIR said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, TENNESSEE, Tennessee, this 24TH day of NOVEMBER, 1943.

Commission Expires 3 day of JULY, 1944. (Seal.) GLADYS RICKERSON, Notary Public.

RECD FEB. 17, 1944 AT 3:25 P M