Book No. 1284

For and in consideration of the sum of FIVE ($5.00) DOLLARS CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, AND THE ASSUMPTION BY CHARLES LEON COX AND WIFE, LOUISE FOSTER COX OF THE BALANCE OF AN INDEBTEDNESS, SAID INDEBTEDNESS BEING A DEED OF TRUST EXECUTED BY VERNON L.BROWN AND WIFE, LEAH FRANCES BROWN, TO LOUIS R.LINX, TRUSTEE, OF RECORD IN BOOK 1189, PAGE 162, TO SECURE THE FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE ONE NOTE, DATED MARCH 20, 1941, FOR $2700.00, WITH INTEREST AT 4½% PER ANNUM, BOTH PRINCIPAL AND INTEREST PAYABLE $15.01 MONTHLY BEGINNING APRIL 1, 1941 AND THE BALANCE ON MARCH 1, 1966.

VERNON L.BROWN AND WIFE, LEAH FRANCES BROWN HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CHARLES LEON COX AND WIFE, LOUISE FOSTER COX, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.14 ON THE MAP OF CHAPPELL'S SUBDIVISION OF CERTAIN LOTS IN MONTE VISTA, OF RECORD IN BOOK 1130, PAGE 11, OF THE REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO.14 FRONTS 50 FEET ON THE NORTHERLY SIDE OF MCALPINE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO VERNON L.BROWN AND WIFE, LEAH FRANCES BROWN, BY DEED FROM R.K.SMITH AND WIFE, OF RECORD IN BOOK 1166, PAGE 328, 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 CHARLES LEON COX AND WIFE, LOUISE FOSTER COX, THEIR, heirs and assigns, forever, and WE do covenant with the said CHARLES LEON COX AND WIFE, LOUISE FOSTER 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 BY TAXES FOR THE YEAR 1944 WHICH HAVE BEEN PRO-RATED AND ASSUMED BY THE GRANTEE.

And WE, VERNON L.BROWN AND WIFE, LEAH FRANCES BROWN do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said CHARLES LEON COX AND WIFE, LOUISE FOSTER COX, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 10 day of JULY 19 44.

VERNON L.BROWN

LEAH FRANCES BROWN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, DONALD R.ATKINSON, a Notary Public in and for said County and State, the within-named VERNON L.BROWN AND WIFE, LEAH FRANCES BROWN, 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 X 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 10 day of JULY, 1944.

Commission Expires ~~day of~~ 10-6-45 ~~, 19~~ (Seal.) DONALD R.ATKINSON, Notary Public.

U.S.R.S. $4.40.

RECD JULY 14, 1944 AT 12:40 P M

Book No. 1284

For and in consideration of the sum of SIXTEEN HUNDRED AND TWENTY FIVE ($1625.00) DOLLARS PAID IN CASH BY MARTIN E.GILMORE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, EMMA R.KELLER THONI, BESSIE S.KELLER, AND ALINE C.KELLER GILMAN HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MARTIN E. GILMORE, 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 77 ON THE PLAN OF JOHN SHELBY'S THIRD ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, AS OF RECORD IN BOOK 21, PAGE 43, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO.77 FRONTS 50 FEET ON THE NORTHERLY SIDE OF RUSSELL STREET AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO SUSANNA KELLER FOR AND DURING HER NATURAL LIFE, AND THE SAID SUSANNA KELLER DIED FEB 13TH 1930, THE REMAINDER INTEREST TO EMMA R.KELLER, NOW EMMA R.KELLER THONI, BESSIE S.KELLER AND ALINE C.KELLER, NOW ALINE C.KELLER GILMAN.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MARTIN E.GILMORE, HIS, heirs and assigns, forever, and WE do covenant with the said MARTIN E.GILMORE 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 FOR THE 1944 TAXES, WHICH THE PURCHASER ASSUMES AND AGREES TO PAY WHEN DUE.

And WE, EMMA R.KELLER THONI, BESSIE S.KELLER AND ALINE C. KELLER GILMAN do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said MARTIN E.GILMORE, HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 3RD day of JULY 1944, 19

WITNESS: -

BESSIE S.KELLER

ALINE C.KELLER GILMAN

EMMA R.KELLER THONI

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, VERTRICE NEWSOM a Notary Public in and for said County and State, the within-named EMMA R.KELLER THONI, BESSIE S.KELLER AND ALINE C.KELLER GILMAN, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY 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 14TH day of JULY 1944, 19

My Commission Expires 7 day of JULY, 1946. (Seal.) VERTRICE NEWSOM, Notary Public.

U.S.R.S. $2.20.

RECD JULY 14, 1944 AT 2:06 P M