NUMBER BOOK
RECORDED JULY 12, 1944

LOTTIE E. BLACK
-TO-
JOHN WESLEY SMITH JR. ET UX

Book No. 1285

For and in consideration of the sum of $1.00 ONE AND NO/100 DOLLARS CASH IN HAND PAID BY JOHN WESLEY SMITH JR AND WIFE FANNIE COWAN BLACK SMITH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE FURTHER CONSIDERATION THE HEREINAFTER NAMED GRANTEES ASSUME AND AGREE TO PAY OFF THE REMAINDER OF THE INDEBTEDNESS AS MADE AND SECURED BY DEED OF TRUST TO S. L. WRIGHT JR. TRUSTEE AS OF RECORD IN BOOK NO. 1167, PAGE 194 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AND THE GRANTEES HEREINAFTER NAMED ASSUME AND AGREE TO PAY OFF AND DISCHARGE ALL TAXES NOW AGAINST THE HEREIN&FTER DESCRIBED PROPERTY, AND AS FURTHER PROVIDED ALL OF WHICH SHALL BE DONE BY THE GRANTEES HEREIN NAMED OR THIS CONVEYANCE WOULD HAVE NEVER BEEN MADE.

I, LOTTIE E. BLACK, A WIDOW HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JOHN WESLEY SMITH JR AND WIFE, FANNIE COWAN BLACK SMITH, 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 47 ON THE MAP OF GEORGE SHIELDS ADDITION TO NORTH NASHVILLE AS OF RECORD IN BOOK NO. 57, PAGE 62, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 47 FRONTS FIFTY (50) FEET ON THE SOUTHERLY SIDE OF HEIMAN STREET, AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO AN ALLEY.

AND IT IS DISTINCTLY UNDERSTOOD AND AGREED THAT THE SAID LOTTIE BLACK, THE GRANTOR HEREOF HEREBY RESERVES AND RETAINS A LIFE ESTATE IN THE WITHIN CONVEYED PROPERTY.

AND SHOULD THE GRANTEES HERE N NAMED FAIL TO DISCHARGE AND COMPLY WITH THE TERMS AS HEREIN ABOVE MENTIONED, THEN THE TIELE TO THE WITHIN CONVEYED PROPERTY WILL AT ONCE AND WITHOUT PROCESS OF LAW REVERT TO THE SAID LOTTIE BLACK.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JOHN WESLEY SMITH JR AND WIFE, FANNIE COWAN BLACK SMITH, THEIR, heirs and assigns, forever, and I do covenant with the said JOHN WESLEY SMITH JR AND WIFE, FANNIE COWAN BLACK SMITH 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.

EXCEPT AS SHOWN HEREIN AND ALL OF WHICH ENCUMBRANCES THE PAYMENT ARE ASSUMED BY THE GRANTEES HEREIN.

And I, LOTTIE BLACK do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said JOHN WESLEY SMITH JR AND WIFE FANNIE COWAN BLACK SMITH THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 22ND day of JUNE 1944

LOTTIE E. BLACK

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, FRED K. JONES a Notary Public in and for said County and State, the within-named LOTTIE E. BLACK the bargainor, with whom I am personally acquainted, and who acknowledged that SHE 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 22ND day of JUNE, 1944

Commission Expires 10 day of JAN 1945 (Seal.) FRED K. JONES Notary Public.

REC JULY 11, 1944 AT 10:39 A M
LP

NUMBER BOOK
RECORDED JULY 12, 1944

[illegible] ET AL
-TO-
W. L. BAINBRIDGE JR

Book No. 1285

For and in consideration of the sum of TEN AND NO/100 DOLLARS CASH PAID BY W. L. BAINBRIDGE JR. TO ANNIE MCGOVERN, KATE MCGOVERN, MARGARET MCGOVERN AND MRS. SUSIE MCGOVERN BIANCONI AND OTHER GOOD AND VALUABLE CONSIDERATIONS ACCEPTED AS CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE ANNIE MCGOVERN, KATE MCGOVERN, MARGARET MCGOVERN AND MRS. SUSIE MCGOVERN BIANCONI HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID W. L. BAINBRIDGE JR HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 44 ON THE PLAN OF GEORGE SHIELDS' FIRST ADDITION TO NORTH NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 62, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 44 FRONTS 77 FEET 8 INCHES ON THE SOUTHERLY SIDE OF HEIMAN STREET AND RUNS BACK 140 FEET ON THE WESTERLY LINE AND 141 FEET 6 INCHES ON THE EASTERLY LINE WITH THE WESTERLY MARGIN OF 18TH AVENUE NORTH, FORMERLY SALEM STREET TO AN ALLEY, MEASURING 100 FEET 2 INCHES THEREON.

BEING THE SAME PROPERTY CONVEYED TO ANNIE MCGOVERN, KATE MCGOVERN, MARGARET MCGOVERN AND MRS. SUSIE MCGOVERN BIANCONI BY DEED FROM P. A. MCGOVERN OF RECORD IN BOOK 876 PAGE 803, 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 W. L. BAINBRIDGE, JR HIS, heirs and assigns, forever, and WE do covenant with the said W. L. BAINBRIDGE, JR 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 1944 WHICH BUYER ASSUMES AND AGREES TO PAY WHEN DUE.

And WE, ANNIE MCGOVERN, KATE MCGOVERN, MARGARET MCGOVERN AND MRS. SUSIE MCGOVERN BIANCONI do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said W. L. BAINBRIDGE, JR HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 28TH day of JUNE 1944

ANNIE MCGOVERN
KATE MCGOVERN
MARGARET MCGOVERN
SUSIE MCGOVERN BIANCONI

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, T. W. WRENNE a Notary Public in and for said County and State, the within-named ANNIE MCGOVERN, KATE MCGOVERN, MARGARET MCGOVERN AND MRS. SUSIE MCGOVERN BIANCONI 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 30 day of JUNE, 1944

Commission Expires 7 day of OCT 1947 (Seal.) T. W. WRENNE Notary Public.

U.S.R.S. $2.75
REC JULY 8, 1944 AT 10:40 A M
LP