NUMBER 18110 RECORDED DEC 22, 1944 F.B. GAINES ET UX TO ROY SHORT ET UX

7005 MARSHALL & BRUCE-NASHVILLE

Book No. 1286

For and in consideration of the sum of ($2800.00 TWO THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS CASH IN HAND PAID BY ROY SHORT AND WIFE, CLOIE D. SHORT, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, F.B. GAINES AND WIFE EDNA POOLE GAINES, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ROY SHORT AND WIFE, CLOIE D. SHORT, 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.178 IN THE PLAN OF EAST EDGEFIELD, AS RECORDED IN BOOK 21, PAGE 147 R.O.D.C. TENNESSEE.

SAID LOT NO.178 FRONTS 50 FEET ON THE NORTHERLY SIDE OF SHELBY AVENUE (FORMERLY LEE STREET) AND RUNS BACK BETWEEN PARALLEL LINES, 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO J.E. GAINES AND F.B. GAINES BY DEED FROM MRS. EDNA C. HARPER AND HUSBAND, OF RECORD IN BOOK 458, PAGE 727, SAID REGISTER'S OFFICE, THE SAID J.E. GAINES, HAVING CONVEYED HIS INTEREST IN SAID PROBERTY F.B. GAINES BY DEED OF RECORD IN BOOK 619 PAGE 601, 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 ROY SHORT AND WIFE, CLOIE D. SHORT, THEIR heirs and assigns, forever, and WE do covenant with the said ROY SHORT AND WIFE, CLOIE D. SHORT, 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, F.B. GAINES AND WIFE, EDNA POOLE GAINES, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said ROY SHORT AND WIFE, CLOIE D. SHORT, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 19TY day of DECEMBER, 19 44.

F.B. GAINES

EDNA POOL GAINES

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MRS. T.L. AHEARN a Notary Public in and for said County and State, the within-named F.B. GAINES AND WIFE, EDNA POOLE GAINES 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, 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 X said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 21ST day of DECEMBER, 19 44.

Commission Expires 4 day of APRIL, 19 48 (Seal.) MRS T.L. AHEARN

Notary Public.

U.S.R.S.$3.30

REC'D DEC 21, 1944 AT 3:42 P.M.

CM

7005 MARSHALL & BRUCE-NASHVILLE

Book No. 1286

For and in consideration of the sum of FIVE AND NO/100 ($5.00) DOLLARS CASH IN HAND PAID BY F. H. HUGHES AND WIFE, AULINE M. HUGHES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. WE, ARTHUR C. OMBERG AND WIFE, HELEN P. OMBERG HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID F. H. HUGHES AND WIFE, AULINE M. HUGHES, 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 PART OF LOT NO. 14 ON THE PLAN OF THE SUB-DIVISION OF NOELTON, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY BLANCHARD AND PARRISH, SURVEYORS, OCTOBER 7, 1938, AS FOLLOWS: BEGINNING ON THE SOUTHERLY MARGIN OF CLIFTON LANE, FORMERLY FOURTH STREET, AT A POINT 310 FEET WEST OF THE WESTERLY MARGIN OF 10TH AVENUE SOUTH, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO H. R. BENAUGH BY DEED FROM J. R. JONES AND WIFE, OF RECORD IN BOOK 772, PAGE 246, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE WESTERLY LINE OF SAID BENAUGH PROPERTY SOUTHWARDLY 200 FEET TO THE NORTHERLY LINE OF THE CAIN PROPERTY; THENCE WITH THE NORTHERLY LINE OF SAID CAIN PROPERTY WESTWARDLY 66 FEET; THENCE NORTHWARDLY AND PARALLEL WITH THE WESTERLY LINE OF SAID BENAUGH PROPERTY 200 FEET TO THE SOUTHERLY MARGIN OF CLIFTON LANE; THENCE WITH SAID LANE EASTWARDLY 66 FEET TO THE BEGINNING. BEING THE SAME PROPERTY CONVEYED TO ARTHUR C. OMBERG AND WIFE, HELEN P. OMBERG, BY DEED FROM WILLIAM J. TENISON AND WIFE, OF RECORD IN BOOK 1132, PAGE 295, SAID REGISTER'S OFFICE.
THE ABOVE DESCRIBED PROPERTY IS CONVEYED UNTO THE SAID F. H. HUGHES ET UX, SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN BOOK 971, PAGE 685, AS MODIFIED BY AN INSTRUMENT RECORDED IN BOOK 1086, PAGE 42, 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 F. H. HUGHES AND WIFE, AULINE M. HUGHES, THEIR heirs and assigns, forever, and WE do covenant with the said F. H. HUGHES AND WIFE AULINE M. HUGHES 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 HERETNBEFORE SET OUT

And WE, ARTHUR C. OMBERG AND WIFE, HELEN P. OMBERG do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said F. H. HUGHES AND WIFE, AULINE M. HUGHES, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 8 day of DECEMBER, 19 44

A. C. OMBERG

ARTHUR C. OMBERG

HELEN P. OMBERG

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J. M. VAUGHN a Notary Public in and for said County and State, the within-named HELEN P. OMBERG, WIFE OF ARTHUR C. OMBERG the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

XXXX 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 X said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 16TH day of DECEMBER, 19 44

Commission Expires 8 day of APRIL, 19 45 (Seal.) J. M. VAUGHN

Notary Public.

STATE OF MARYLAND
BALTIMORE COUNTY

PERSONALLY APPEARED BEFORE ME, S. ELIZABETH KEEFE, A NOTARY PUBLIC IN ND FOR SAID COUNTY AND STATE, THE WITHIN NAMED ARTHUR C. OMBERG, HUSBAND OF HELEN P. OMBERG, THE BARGAINOR, WITH WHOM I AM PERSONALLY CQUAINTED AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
WITNESS MY HAND AND OFFICIAL SEAL AT TOWSON, MARYLAND, THIS 12TH DAY OF DECEMBER, 1944.

MY COMMISSION EXPIRES MAY 7, 1945 (SEAL) S. ELIZABETH KEEFE, NOTARY PUBLIC

RECEIVED DECEMBER 22, 1944 AT 10:00 A.M. - UBRS $5.70 - DG