NUMBER 14957 RECORDED OCT 31, 1944 CARL T. REEDER ET UX TO W.J.FLOWERS ET UX

Book No. 1306

For and in consideration of the sum of THIRTY-FIVE HUNDRED & 00/100 - - - -DOLLARS

OF WHICH $867.44 HAS BEEN PAID IN CASH BY W.J. FLOWERS AND WIFE, MALINDA ANDERSON FLOWERS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND FOR THE REMAINDER, $1132.56 , THE SAID W.J. FLOWERS AND WIFE, MALINDA ANDERSON FLOWERS HAVE ASSUMED AND AGREED TO PAY AT MATURITY THE BALANCE OF $1500.00 OF A MORTGAGE LOAN TO WRENNE MORTGAGE & REALTY CO OF RECORD IN BOOK 1254 PAGE 65, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND HAVE ALSO ASSUMED AND AGREED TO PAY A MORTGAGE LOAN TO CHARLES WILLIAM MILLS, TRUSTEE, OF RECORD IN BOOK 1266 PAGE 672, IN SAID REGISTER'S OFFICE, PAYABLE IN MONTHLY INSTALLMENTS OF $15.00 EACH, WHICH INCLUDE PRINCIPAL AND INTEREST, THE PRESENT BALANCE OF INDEBTEDNESS BEING $1132.56.

CARL T. REEEDER & WIFE, MAE STEVENS REEDER HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID W.J. FLOWERS AND WIFE, MALINDA ANDERSON FLOWERS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE EASTERLY HALF OF LOT NO.30 ON THE PLAN OF SHARPE AND HORN'S 4TH ADDITION TO NASHVILLE, OF RECORD IN BOOK 161 PAGE 172, REGISTER'S OFFICE FOR SAID COUNTY.

SAID EASTERLY HALF OF LOT NO.30 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF DOUGLASS AVENUE, FORMERLY HINTON STREET, AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CARL T. REEDER AND WIFE, MAE STEVENS REEDER, BY DEED FROM HORACE W. MILLS AND WIFE, OF RECORD IN BOOK 1238 PAGE 677, SAID REGISTER'S OFFICE.

(*STATE OF KENTUCKY JEFFERSON COUNTY
PERSONALLY APPEARED BEFORE ME LOYD W. GATES, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED CARL T. REEDER THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
WITNESS MY HAND AND OFFICIAL SEAL AT LOUISVILLE JEFFERSON COUNTY KY THIS 25TH DAY OF OCTOBER 1944.
COM EXPIRES AUG. 31, 1948 (SEAL) LOYD W.GATES, NOTARY PUBLIC
NOTARY PUBLIC, JEFFERSON CO KY)

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.J.FLOWERS & WIFE, MALINDA ANDERSON FLOWERS, THEIR heirs and assigns, forever, and WE do covenant with the said W.J. FLOWERS & WIFE, MALINDA ANDERSON FLOWERS that THEY 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 HEREIN RECITED AND RIGHT OF WAY TO A WELL, AS RESERVED IN DEED FROM I.H. COBB, TRUSTEE, ET AL, TO W.R. MILLS, OF RECORD IN BOOK 572, PAGE 236, AND IN THE DEED FROM E.C. BLAKELY AND WIFE, TO R.A. CAGE, OF RECORD IN BOOK 844, PAGE 722 R.O.R.C.
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 W.J. FLOWERS & WIFE, MALINDA ANDERSON FLOWERS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 21ST day of OCTOBER 1944.

CARL T. REEDER
MAE STEVENS REEDER

ALABAMA JEFFERSON COUNTY
STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, C.E. EDWARDS a Notary Public in and for said County and State, the within-named MAE STEVENS, REEDER MADE KNOWN the bargainor--, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And X wife of the said X, having appeared before me privately and apart from X husband, the said XXX 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.

BIRMINGHAM, ALA

Witness my hand and official seal at ~~Nashville, Tennessee~~, this 27TH day of OCTOBER, 1944.
Commission Expires 16TH day of FEB, 1947 (Seal.) C.E. EDWARDS Notary Public.
U.S.R.S.-3.85
RECD OCT 30, 1944 AT 3:29 P.M.

NUMBER 14940 RECORDED OCTOBER 30, 1944

MRS. DAISYE GOLDBERT ROSE -TO- MRS. FRANCES B. SANDERS AND MRS. AMELIA D. GLASGOW

Book No. 1306

For and in consideration of the sum of ($22,500.00) TWENTY TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS CASH IN HAND PAID BY MRS. FRANCES B. SANDERS AND MRS. AMELIA D. GLASGOW, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I DAISYE GOLDBERG ROSE, AN UNMARRIED WOMAN, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MRS. FRANCES B. SANDERS AND MRS. AMELIA D. GLASGOW, THEIR HEIRS AND ASSIGNS TWO TRACTS OF LAND IN DAVIDSON COUNTY, TATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

FIRST TRACT: A LOT OR PARCEL OF LAND IN THE CITY OF NASHVILLE, BEING MARKED 93 ON THE MAP OF O. EWING'S ADDITION, AS OF RECORD IN BOOK 21, PAGE 54, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY Z. J. WILKINSON, SURVEYOR, OCTOBER 17, 1944 AS FOLLOWS:
BEGINNING ON THE EASTERLY MARGIN OF 8TH AVENUE SOUTH, FORMERLY SPRUCE STREET, AS WIDENED, AT A POINT 43 FEET 10 INCHES SOUTHERLY FROM THE CENTER OF THE N.C. & ST. L. RAILROAD MAIN TRACT, ALSO BEING THE CORNER OF A 32 FOOT 6 INCH STRIP OF GROUND CONVEYED BY G. P. ROSE TO N.C. & ST., L. RAILWAY BY DEED OF RECORD IN BOOK 84, PAGE 138, REGISTER'S OFFICE FOR SAID COUNTY; THENCE SOUTHERLY WITH THE EASTERLY MARGIN OF 8TH AVENUE SOUTH, 169.5 FEET TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY EASTWARDLY 200 FEET TO THE SOUTHWESTERLY MARGIN OF SAID 32 FOOT 6 INCH STRIP; THENCE WITH THE SOUTHWESTERLY MARGIN OF SAID TRIP NORTHWESTWARDLY 264 FEET MORE OR LESS TO THE BEGINNING.
SECOND TRACT: BEING LOT NO. 5 AND PARTS OF LOTS 6, 7 AND 8 IN EWING AND WETMORE'S ADDITION TO SOUTH NASHVILLE, A PLAN OF WHICH IS OF RECORD IN BOOK 14, PAGES 202 AND 203, REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY Z. J. WILKINSON, SURVEYOR, OCTOBER 17, 1944, AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF FOGG STREET AND THE FIRST ALLEY EAST OF EIGHTH AVENUE SOUTH AT THE SOUTHWEST CORNER OF SAID LOT NO. 5; AND RUNNING THENCE WITH THE NORTHERLY MARGIN OF FOGG STREET, EASTWARDLY 126 FEET TO A POINT IN THE WEST MARGIN OF ANOTHER ALLEY; THENCE WITH THE WEST MARGIN OF SAID LAST MENTIONED ALLEY, NORTHWARDLY 62.1 FEET TO A STAKE IN THE SOUTHWESTERLY MARGIN OF THE N.C. & ST. L. RAILWAY RIGHT-OF-WAY; THENCE IN A NORTHWESTERLY DIRECTION WITH THE SOUTHWESTERLY MARGIN OF SAID RIGHT-OF-WAY, 101.4 FEET TO A STAKE IN THE SOUTH MARGIN OF ANOTHER ALLEY; THENCE WITH THE SOUTH MARGIN OF SAID LAST MENTIONED ALLEY, WESTWARDLY 50.6 FEET TO AN IRON PIN, AT THE SOUTHEAST CORNER OF THE INTERSECTION OF THE LAST MENTIONED ALLEY AND THE FIRST ABOVE MENTIONED ALLEY, BEING THE NORTHWEST CORNER OF SAID LOT NO. 5; THENCE WITH THE EASTERLY MARGIN OF THE FIRST ABOVE MENTIONED ALLEY, SOUTHWARDLY 130 FEET TO THE BEGINNING.
BEING PROPERTY DEVISED TO DAISYE GOLDBERG ROSE UNDER THE WILL OF GRANVILLE P. ROSE, JR., DECEASED, OF RECORD IN WILL BOOK 55, PAGE 254, OF THE COUNTY COURT FOR SAID COUNTY.
THIS CONVEYANCE IS MADE SUBJECT TO THE TERMS OF A LEASE BETWEEN THE VENDOR AND G. P. ROSE & COMPANY, INC., DATED THE--- DAY OF MARCH 1944, WHICH EXPIRES ON THE 9TH DAY OF JULY, 1945, AND WHICH IS HEREBY TRANSFERRED AND ASSIGNED TO THE VENDEE, FOR THE SAME CONSIDERATION HEREIN RECITED.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MRS. FRANCES B. SANDERS AND MRS. AMELIA D. GLASGOW THEIR heirs and assigns, forever, and I do covenant with the said MRS. FRANCES B. SANDERS AND MRS. AMELIA D. GLASGOW 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. WITH THE EXCEPTION OF TAXES FOR YEAR 1944 WHICH HAVE BEEN ADJUSTED BETWEEN VENDOR AND VENDEES FROM DATE OF THIS INSTRUMENT, AND VENDEES HEREBY ASSUME AND AGREE TO PAY SAME WHEN DUE AND PAYABLE.
And I DAISYE GOLDBERG ROSE do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said MRS. FRANCES B. SANDERS AND MRS. AMELIA D. GLASGOW, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 30 day of OCTOBER 1944.

DAISYE GOLDBERG ROSE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, DORRIS S. LOVENTHAL a Notary Public in and for said County and State, the within-named DAISYE GOLDBERG ROSE, AN UNMARRIED WOMAN, the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And X wife of the said X, having appeared before me privately and apart from X 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 30TH day of OCTOBER, 1944.
Commission Expires 7- day of [illegible] Notary Public.

RECEIVED OCTOBER 30, 1944 AT 1:57 P.M. - USRS 3.75 - DG