Book No. 1308

For and in consideration of the sum of ($1050.00) ONE THOUSAND & NO/100 DOLLARS CASH IN HAND PAID BY WEAVER R. SMITH AND WIFE, DAISY B. SMITH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MRS. E. B. CRAIG, A WIDOW, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID WEAVER R. SMITH AND WIFE, DAISY B. SMITH, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS NOS. 45 AND 46 ON THE MAP OF CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY, OF RECORD IN BOOK 894, PAGES 640 AND 641, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS ADJOIN AND FRONT TOGETHER 100 FEET ON THE EAST SIDE OF BAXTER STREET AND RUN BACK BETWEEN LINES, 174 FEET ON THE NORTH LINE OF LOT 46 AND 217 FEET 1 INCH ON THE SOUTH LINE OF LOT NO. 46, TO A DEAD LINE IN THE REAR ON WHICH THEY MEASURE 104 FEET 8 INCHES.

BEING PART OF THE PROPERTY CONVEYED TO MRS. E. B. CRAIG BY DEED FROM REALTY DEVELOPEMENT COMAPNY, INC., OF RECORD IN BOOK 919, PAGE 784, SAID REGISTER'S OFFICE.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 1163, PAGE 418, 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 WEAVER R. SMITH AND WIFE, DAISY B. SMITH THEIR, heirs and assigns, forever, and I do covenant with the said WEAVER R. SMITH AND WIFE, DAISY B. 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 FOR 1945 TAXES ASSUMED BY THE CONVEYEES AND BY SAID RESTRICTIVE COVENANTS.

And I, MRS. E. B. CRAIG, A WIDOW, do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said WEAVER R. SMITH AND WIFE, DAISY B. SMITH, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 16 day of FEBRUARY 1945

MRS. E. B. CRAIG

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J. H. FLY a Notary Public in and for said County and State, the within-named MRS. E. B. CRAIG, A WIDOW 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 X 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 16 day of FEBRUARY, 1945

Commission Expires 7-16-45 day of ____, 19__ (Seal) J. H. FLY Notary Public.

U.S.R.S. $3.30
RECEIVED FEB. 17, 1945 AT 3:55 P.M.

Book No. 1308

For and in consideration of the sum of TWENTY-SEVEN HUNDRED FIFTY ($2750.00) AND NO/100 DOLLARS CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED; PHIL COHEN AND WIFE, SARA K. COHEN HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MRS. ELIZABETH WALKUP HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 11 OF BLOCK "A" ON THE PLAN OF EASTWOOD ADDITION, AS OF RECORD IN BOOK 332, PAGE 63, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 11 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF SEYMOUR AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO PHIL COHEN AND WIFE, SARA KASDOY COHEN BY DEED FROM MINNIE E. WEIR, OF RECORD IN BOOK 1315, PAGE 243, SAID REGISTER'S OFFICE.

TAXES FOR THE YEAR 1945 HAVE BEEN PRORATED AND ASSUMED BY PURCHASER.

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. ELIZABETH WALKUP HER, heirs and assigns, forever, and WE do covenant with the said MRS. ELIZABETH WALKUP 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, PHIL COHEN AND WIFE, SARA K. COHEN do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said MRS. ELIZABETH WALKUP, HER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 16TH day of FEBRUARY 1945

PHIL COHEN

SARA K. COHEN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ELIZABETH S. SHACKLETT a Notary Public in and for said County and State, the within-named PHIL COHEN AND WIFE, SARA K. COHEN 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 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 16TH day of FEBRUARY, 1945

Commission Expires 6 day of APRIL, 1946, 19__ (Seal) ELIZABETH S. SHACKLETT Notary Public.

U.S.R.S. $3.30
RECEIVED FEB. 19, 1945 AT 10:30 A.M.
SW