NUMBER 22861
RECORDED MARCH 23, 1945

JULIUS E. SMITH, ET UX TO RUTH OWEN AND CHRISTINE OWEN

STAMPED "TAX"

BARRETT & BOOKS CO. NASHVILLE

Book No. 1308

For and in consideration of the sum of SEVEN THOUSAND ($7,000.00) & NO/100 DOLLARS CASH IN HAND PAID BY RUTH OWEN AND CHRISTINE OWEN, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, JULIUS E. SMITH AND WIFE, GRACE C. SMITH HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID RUTH OWEN AND CHRISTINE OWEN BOTH UNMARRIED, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE SOUTHERLY 45 FEET OF THE NORTHERLY 280 FEET OF THE WESTERLY ONE-HALF OF LOT NO. 53 ON THE PLAN OF O. B. HAYES' LARGE LOTS, AS OF RECORD IN BOOK 21, PAGE 87, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 53 FRONTS 45 FEET ON THE EASTERLY SIDE OF 16TH AVENUE SOUTH, FORMERLY BELMONT AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JULIUS E. SMITH AND WIFE, GRACE C. SMITH BY DEED FROM L. E. GUPTON, ET UX., OF RECORD IN BOOK 1284, PAGE 219, SAID REGISTER'S OFFICE.

TAXES FOR THE YEAR 1945 HAVING BEEN PRORATED FROM DATE HEREOF, AND SETTLEMENT HAVING BEEN MADE THEREFOR BY THE GRANTORS, THE GRANTEES HEREIN HEREBY ASSUME AND AGREE TO PAY THE SAME.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said RUTH OWEN AND CHRISTINE OWEN, BOTH UNMARRIED, THEIR, heirs and assigns, forever, and WE do covenant with the said RUTH OWEN AND CHRISTINE OWEN 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, JULIUS E. SMITH AND WIFE, GRACE C. SMITH do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said RUTH OWEN AND CHRISTINE OWEN, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 22 day of MARCH 19 45

JULIUS E. SMITH

GRACE C. SMITH

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARY MCINTYRE a Notary Public in and for said County and State, the within-named JULIUS E. SMITH AND WIFE, GRACE C. SMITH 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 Xhusband, 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 23 day of MARCH, 19 45

Commission Expires ~~day of~~ 1-9-47, 19 (Seal) MARY MCINTYRE

Notary Public.

U.S.R.S. $7.70
RECEIVED MARCH 23, 1945 AT 11:31 A.M.
SW

NUMBER 22857
RECORDED MARCH 23, 1945

MARGARET K. COLE AND HUSBAND LEON COLE TO WILLIAM GLENN SWAFFORD ET UX

STAMPED "TAX"

BARRETT & BOOKS CO. NASHVILLE

Book No. 1308

For and in consideration of the sum of FOUR THOUSAND FIVE HUNDRED & NO/100THS ($4,500.00) DOLLARS CASH IN HAND PAID BY WILLIAM GLENN SWAFFORD AND WIFE, JESSIE B. SWAFFORD, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, MARGARET K. COLE AND HUSBAND, LEON COLE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID WILLIAM GLENN SWAFFORD AND WIFE, JESSIE B. SWAFFORD, 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. 11 AND THE WEST HALF OF LOT NO. 10, OF BLOCK 4, ON THE MAP OF THE SYLVAN LAND COMPANY'S SUBDIVISION, OF RECORD IN BOOK 332, PAGE 104, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH MARGIN OF UTAH AVENUE 60 FEET EAST OF 47TH AVENUE NORTH; THENCE EASTERLY, ALONG THE NORTH MARGIN OF UTAH AVENUE 75 FEET; THENCE NORTHERLY PARALLEL TO 47TH AVENUE NORTH, 160 FEET TO AN ALLEY. THENCE WESTERLY ADONG SAID ALLEY 75 FEET; THENCE SOUTHERLY PARALLEL TO 47TH AVENUE NORTH, 160 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MRS. MARGARET K. COLE BY DEED FROM WINTERS AND HARDISON, OF RECORD IN BOOK 691, PAGE 377, 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 WILLIAM GLENN SWAFFORD AND WIFE, JESSIE B. SWAFFORD, THEIR, heirs and assigns, forever, and WE, do covenant with the said WILLIAM GLENN SWAFFORD AND WIFE, JESSIE B. SWAFFORD, 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 1945 WHICH ARE HEREBY ASSUMED BY THE PURCHASERS, THE SAME HAVING BEEN PRO-RATED AS OF DATE HEREOF.

And WE, MARGARET K. COLE AND HUSBAND, LEON COLE do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said WILLIAM GLENN SWAFFORD AND WIFE, JESSIE B. SWAFFORD, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 20TH day of MARCH 19 45

MARGARET K. COLE

LEON COLE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LOUISE SOWELL a Notary Public in and for said County and State, the within-named MARGARET K. COLE AND HUSBAND, LEON COLE 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 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 23RD day of MARCH, 19 45

Commission Expires 16 day of JULY, 19 45 (Seal) LOUISE SOWELL

Notary Public.

U.S.R.S. $4.95
RECEIVED MARCH 23, 1945 AT 11:00 A.M.
SW