460 NUMBER 22959
T.C.PLEMONS, ET UX., TO RECORDED MARCH 26, 1945.
CLAUDE H.EDGAR, ET UX.

2507

Book No. 1309

For and in consideration of the sum of ($10.00) TEN AND NO/100 DOLLARS CASH IN HAND PAID BY CLAUDE H.EDGAR AND WIFE, MARY T. EDGAR, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED,

WE, T.C.PLEMONS AND WIFE, MARY PLEMONS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CLAUDE H.EDGAR AND WIFE, MARY T.EDGAR, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO.15 ON THE MAP OF B.J.MCCARTHY'S SUBDIVISION, OF RECORD IN BOOK 421, PAGE 170, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO.15 FRONTS 100 FEET ON THE SOUTHERLY SIDE OF GALE LANE OR AVENUE, AND RUNS BACK BETWEEN LINES, 410 FEET ON THE WESTERLY LINE AND 428 FEET ON THE EASTERLY LINE, TO THE NORTH LINE OF THE RIGHT-OF-WAY OF THE TENNESSEE CENTRAL RAILROAD, ON WHICH IT MEASURES 101 FEET.

BEING THE SAME PROPERTY CONVEYED TO T.C.PLEMONS AND WIFE, MARY PLEMONS, BY DEED FROM COMMERCE UNION BANK, TRUSTEE, OF RECORD IN BOOK 1129, PAGE 429, SAID REGISTERS 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 CLAUDE H.EDGAR AND WIFE, MARY T.EDGAR THEIR, heirs and assigns, forever, and WE do covenant with the said CLAUDE H.EDGAR AND WIFE, MARY T.EDGAR 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 STATE AND COUNTY AND CITY TAXES FOR THE YEAR 1945, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEES HEREIN.

And WE, T.C.PLEMONS AND WIFE, MARY PLEMONS do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said CLAUDE H.EDGAR AND WIFE, MARY T.EDGAR, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S ON this 9TH day of MARCH, 1945.

T.C.PLEMONS.

MARY PLEMONS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, EDWIN E.CARLSON a Notary Public in and for said County and State, the within-named T.C.PLEMONS AND WIFE, MARY PLEMONS 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 X freely, voluntarily, and understandingly, without compulsion or constraint from said husband for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 9TH day of MARCH, 1945.

Commission expires 10th day of JULY, 1945. (Seal) EDWIN E.CARLSON, Notary Public.

U.S.R.S. $4.40,
RECD MARCH 26, 1945 AT 10:20 A.M.

NUMBER 23004
MRS.VIOLET CAUDILL BUTLER TO RECORDED MARCH 27, 1945. KERMIT CLAYTEN BARTON ET UX. 461

Book No. 1309

For and in consideration of the sum of ONE THOUSAND TWO HUNDRED ($1,200.00) AND NO/100 DOLLARS CASH IN HAND PAID BY KERMIT CLAYTEN BARTON AND WIFE, LORAIN BARTON, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I, VIOLET CAUDILL BUTLER, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID KERMIT CLAYTEN BARTON AND WIFE, LORAIN BARTON, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OR LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO.204 ON THE MAP OF THE UNRECORDED PORTION OF RAYON CITY, OLD HICKORY TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN WILKES, CIVIL ENGINEER, JULY 30, 1928, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD, FORMERLY BRIDGEWAY AVENUE, AT A POINT 300 FEET EAST OF THE EASTERLY MARGIN OF KEETON AVENUE, SAID POINT BEING THE CORNER OF LOTS NOS. 204 AND 205; THENCE WITH SAID BOULEVARD, EASTWARDLY 50 FEET TO THE CORNER OF LOTS NOS. 203 AND 204; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWARDLY 151.4 FEET TO THE NORTHERLY LINE OF LOT NO.221; THENCE WITH THE NORTHERLY LINE OF LOTS NOS. 221 AND 220, WESTWARDLY 56.7 FEET TO THE CORNER OF LOTS NOS. 204 AND 205; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTHWARDLY 180.4 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MRS.VIOLET CAUDILL BUTLER BY TWO DEEDS, ONE FROM JOE P.CLARK, ADMINISTRATOR OF THE ESTATE OF C.H.CAUDILL, DECEASED, OF RECORD IN BOOK 1199, PAGE 561, AND THE OTHER FROM MRS.VERTNER CAUDILL OF RECORD IN BOOK 1303, PAGE 329, REGISTERS OFFICE FOR SAID COUNTY.

TAXES FOR 1945, ASSUMED BY PURCHASERS.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN THE DEED FROM RAYON CITY DEVELOPMENT COMPANY TO C.M.HOVEY, OF RECORD IN BOOK 840, PAGE 201, REGISTERS 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 KERMIT CLAYTEN BARTON AND WIFE, LORAIN BARTON, THEIR, heirs and assigns, forever, and I do covenant with the said KERMIT CLAYTEN BARTON AND WIFE, LORAIN BARTON 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.

And I do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said KERMIT CLAYTEN BARTON AND WIFE, LORAIN BARTON, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 16TH day of MARCH, 1945

VIOLET CAUDILL BUTLER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E.B.WALTON a Notary Public in and for said County and State, the within-named VIOLET CAUDILL BUTLER 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 husband, the said X acknowledged the execution of the said instrument to have been done by XX 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 MAR., 1945.

Commission Expires 8 day of APR., 1945. (Seal) E.B.WALTON, Notary Public.

U.S.R.S. $1.65
RECD MARCH 26, 1945 AT 9:07 A.M.