NUMBER 23539 RECORDED APRIL 4, 1945 THOMAS W. KNILL ET UX TO NEAL MATTHEWS ET UX

Book No. 1316

For and in consideration of the sum of $500.00) FIVE HUNDRED & NO/100- - - - --DOLLARS CASH IN HAND PAID TO US BY NEAL MATTHEWS AND WIFE EVELYN W. MATTHEWS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE THOMAS W. KNILL AND WIFE MARY I. KNILL HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID NEAL MATTHEWS AND WIFE EVELYN W. MATTHEWS 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. 706, 708, 710, 712 AND 714 OF BLOCK 107, PLAN NO. 1, WEST NASHVILLE, AS OF RECORD IN BOOK 57 PAGES 74, AND 75, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS NOS. 706, 708, 710, 712 AND 714 FRONT TOGETHER 125 FEET ON THE SOUTHERLY SIDE OF MICHIGAN AVENUE AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO THOMAS W. KNILL BY DEED FROM AARON J. FELTHOUSE AND WIFE, OF RECORD IN BOOK 426 PAGE 114, SAID REGISTER'S OFFICE.

IT IS UNDERSTOOD AND AGREED THAT THE CITY, STATE AND COUNTY TAXES FOR 1945 ARE TO BE PRORATED AND ASSUMED BY PURCHASERS.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said NEAL MATTHEWS AND WIFE EVELYN W. MATTHEWS, THEIR, heirs and assigns, forever, and WE do covenant with the said NEAL MATTHEWS AND WIFE, EVELYN W. MATTHEWS 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, THOMAS W. KNILL AND WIFE MARY I. KNILL do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said NEAL MATTHEWS AND WIFE, EVELYN W. MATTHEWS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 23 day of MARCH 1945.

THOS. W. KNILL

MARY I. KNILL

ILLINOIS COOK

STATE OF ~~TENNESSEE,~~ ~~DAVIDSON~~ COUNTY.

Personally appeared before me, E.F. WILLIAMS a Notary Public in and for said County and State, the within-named THOMAS W. KNILL AND MARY I. KNILL

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. CHICAGO, ILL

Witness my hand and official seal at Nashville, Tennessee, this 31ST day of MARCH, 1945.

Commission Expires 28 day of DEC, 1948 (Seal) E.F. WILLIAMS Notary Public.

U.S.R.S.#.55¢

REC'D APRIL 3, 1945 AT 12:01 P.M.

NUMBER 23580 RECORDED APRIL 4, 1945 ANNIE TUCKER LOWE ET AL TO WARREN B. SLOAN, ET UX

Book No. 1316

For and in consideration of the sum of FOUR HUNDRED AND NO/100 - - - - - -DOLLARS

WE, ANNIE TUCKER LOWE AND HUSBAND, JOHN LOWE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID WARREN B. SLOAN AND WIFE, EMMA D. SLOAN, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 3RD WARD OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF JO JOHNSTON AVENUE, FORMERLY LINE STREET, AT A POINT 281 FEET, MORE OR LESS, EAST OF THE EASTERLY MARGIN OF 20TH AVENUE NORTH, FORMERLY CROOKED AVENUE, SAID POINT BEING THE SOUTHEAST CORNER OF 156 FEET OF GROUND CONVEYED TO T.W. HALES BY DEED FROM S.E. PHILPOT AND WIFE, OF RECORD IN BOOK 315, PAGE 235, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE NORTHERLY MARGIN OF SAID AVENUE, EASTWARDLY 46 FEET; THENCE AT RIGHT ANGLES, NORTHWARDLY, 118 FEET; THENCE AT RIGHT ANGLES, EASTWARDLY 4 FEET; THENCE AT RIGHT ANGLES, NORTHWARDLY 65½ FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, WESTWARDLY 50 FEET TO THE NORTHEAST CORNER OF SAID HALES PROPERTY; THENCE WITH SAID HALES' EASTERLY LINE, SOUTHWARDLY 183½ FEET, MORE OR LESS, TO THE BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO ANNIE TUCKER LOWE BY DEED FROM E. WILLARD HYDE AND WIFE, OF RECORD IN BOOK 1198 PAGE 176, SAID REGISTER'S OFFICE.

TAXES FOR 1945 ASSUMED.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said WARREN B. SLOAN AND WIFE, EMMA D. SLOAN, THEIR, heirs and assigns, forever, and WE do covenant with the said WARREN B. SLOAN AND WIFE, EMMA D. SLOAN 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 do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said WARREN B. SLOAN AND WIFE, EMMA D. SLOAN, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 29TH day of MARCH 1945.

ANNIE TUCKER LOWE

JOHN LOWE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, WILLIAM N. HUNT a Notary Public in and for said County and State, the within-named ANNIE TUCKER LOWE AND JOHN LOWE

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 XX 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 30 day of MARCH, 1945.

Commission Expires XX day of 1-21-46, 19 (Seal) WILLIAM N. HUNT Notary Public.

U.S.R.S.#.55¢

REC'D APR 4, 1945 AT 9:35 A.M.

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