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NUMBER 27237 RECORDED MAY 31, 1945 W.E. SIMPSON, ET UX TO CLARENCE E. BATEMAN

SOLD MARSHALL & BOOKS CO. NASHVILLE

Book No. 1316

For and in consideration of the sum of FOUR THOUSAND ONE HUNDRED FIFTY AND NO/100 ($4,150.00) DOLLARS CASH IN HAND PAID BY CLARENCE E. BATEMAN, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, W.E. SIMPSON AND WIFE, RUTH J.SIMPSON, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CLARENCE E. BATEMAN, HIS 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. 11 ON THE PLAN OF TRINITY HEIGHTS ADDITION, AS OF RECORD IN BOOK 161 PAGE 38, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 11 FRONTS 50 FEET ON THE NORTHERLY SIDE OF MARSHALL AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN OF AN ALLEY 150 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO W.E. SIMPSON AND WIFE, RUTH J.SIMPSON, BY DEED FROM MRS. ELSIE ODUM PEYTON, OF RECORD IN BOOK 1309 PAGE 255, SAID REGISTER'S OFFICE.

INCLUDED ALSO IN THE ABOVE CONVEYANCE ARE THE VENETIAN BLINDS, HOT WATER, COAL HEATER AND 30 GALLON WATER TANK.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said CLARENCE E. BATEMAN, HIS, heirs and assigns, forever, and WE do covenant with the said CLARENCE E. BATEMAN 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 HAVE BEEN PRO-RATED AND ASSUMED BY THE GRANTEES.

And WE, W.E. SIMPSON AND WIFE, RUTH J. SIMPSON do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said CLARENCE E. BATEMAN HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 23RD day of MAY 1945.

W.E. SIMPSON
RUTH J.SIMPSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JOE W. RIVES a Notary Public in and for said County and State, the within-named W.E. SIMPSON AND WIFE, RUTH J.SIMPSON 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 X, 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 24TH day of MAY, 1945.

Commission Expires 7TH day of JULY, 1947 (Seal) JOE W. RIVES
Notary Public.

U.S.R.S. 5.95 $4.25

REC'D MAY 31, 1945 AT 10:46 A.M.
CM

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NUMBER 27250 RECORDED JUNE 1, 1945 W.H. MALONE, ET UX TO J.M.WATSON

SOLD MARSHALL & BOOKS CO. NASHVILLE

Book No. 1316

For and in consideration of the sum of ONE THOUSAND NINE HUNDRED SEVENTY ($1,970.00) AND NO/100 DOLLARS PAID AND TO BE PAID AS FOLLOWS: $1,490.00 CASH IN HAND PAID BY J.M. WATSON, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER THE SAID J.M. WATSON ASSUMES AND AGREES TO PAY THE BALANCE OF $480.00 OF AN ORIGINAL INDEBTEDNESS OF $980.00, SECURED BY VENDOR'S LIEN RETAINED IN DEED FROM TALMAGE MIMS AND WIFE, TO V.PARHAM AND WIFE, OF RECORD IN BOOK 1172 PAGE 259, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WE, W.H. MALONE AND WIFE, EMMIE MALONE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J.M.WATSON, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS NOS. 40, 41, 42, 43, 89, 90, 91, 92, 135, 136, 137, 138, 139, 140 AND 141 ON THE MAP OF J.B. HAYNIE'S GLADSTONE ADDITION, AS OF RECORD IN BOOK 161 PAGES 10 AND 11 REGISTER'S OFFICE FOR SAID COUNTY.

FOR A MORE COMPLETE DESCRIPTION REFERENCE IS HEREBY MADE TO THE AFORESAID PLAN.

BEING THE SAME PROPERTY CONVEYED TO W.H. MALONE AND WIFE, EMMIE MALONE BY DEED FROM V. PARHAM AND WIFE, OF RECORD IN BOOK 1234 PAGE 218, 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 J.M. WATSON, HIS, heirs and assigns, forever, and WE do covenant with the said J.M. WATSON 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 J.M. WATSON, HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 24TH day of MAY 1945.

W.H. MALONE
EMMIE MALONE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, DODSON BATSON a Notary Public in and for said County and State, the within-named W.H. MALONE AND WIFE, EMMIE MALONE 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 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 30 day of MAY, 1945.

Commission Expires 4 day of 6-46, 19 (Seal) DODSON BATSON
Notary Public.

$8.50/6

REC'D MAY 31, 1945 AT 11:17 A.M.
CM