570

NUMBER 29624 RECORDED JULY 7, 1945 NANNIE MORSE, UNMARRIED TO CITY OF NASHVILLE ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF THE CITY OF NASH

Book No. 1316

For and in consideration of the sum of ($2,000.00) TWO THOUSAND & NO/100 DOLLARS CASH IN HAND PAID BY THE CITY OF NASHVILLE, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF THE CITY OF NASHVILLE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED I, NANNIE MORSE, UNMARRIED AND OF LEGAL AGE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CITY OF NASHVILLE, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF THE CITY OF NASHVILLE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE NORTHERLY 20 FEET OF LOT NO. 19 ON THE PLAN OF HYNES' ADDITION TO NASHVILLE, AS OF RECORD IN MINUTE BOOK "B" PAGE 85, AND PLAN BOOK 1, PAGE 21, CHANCERY COURT AT NASHVILLE.

SAID PART OF LOT NO. 19 FRONTS 20 FEET ON THE EASTERLY SIDE OF 13TH AVENUE NORTH, FORMERLY MORGAN OR EWING STREET, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO NANNIE MORSE BY DEEDS FROM MRS. A.N. JOHNSON OF RECORD IN BOOK 1199 PAGE 531, AND BOOK 1225 PAGE 621 REGISTER'S 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 CITY OF NASHVILLE, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF THE CITY OF NASHVILLE, ITS SUCCESSORS, heirs and assigns, forever, and I do covenant with the said CITY OF NASHVILLE, ACTING BY AND THROUGH THE ELECTRIC POWER OF THE CITY OF NASHVILLE, 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 BY 1945 TAXES, WHICH ARE ASSUMED BY THE GRANTEE HEREIN.

And I, NANNIE MORSE, UNMARRIED, do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said CITY OF NASHVILLE, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF THE CITY OF NASHVILLE, ITS SUCCESSORS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 14TH day of MAY 1945.

NANNIE MORSE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, Z. ALEXANDER LOOBY a Notary Public in and for said County and State, the within-named NANNIE MORSE, UNMARRIED AND OF LEGAL AGE, 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 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 14TH day of MAY, 1945.

Commission Expires 5 day of JAN, 1948 (Seal) Z. ALEXANDER, LOOBY

Notary Public.

U.S.R.S. $2.20

REC'D JULY 6, 1945 AT 2:37 P.M.

CM

571

NUMBER 29603 RECORDED JULY 7, 1945 JOSEPHINE MAHONEY FERGUSON TO COYLE CALL AND WIFE

Book No. 1316

For and in consideration of the sum of ($5000.00) FIVE THOUSAND AND 00/100 DOLLARS SIX HUNDRED, TEN AND 00/100 ($610.00) DOLLARS CASH IN HAND PAID BY COYLE CALL AND WIFE MARY S. CALL, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED; NINE HUNDRED, FORTY EIGHT AND 33/100 ($948.33) DOLLARS, CASH OR ITS EQUIVALENT PAID IN OTHER PROPERTY BY COYLE CALL AND WIFE, MARY S. CALL, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED; FOR THE BALANCE OF PURCHASE MONEY THE SAID COYLE CALL AND WIFE MARY S. CALL HAVE THIS DAY ASSUMED AND AGREE TO PAY TWENTY SEVEN HUNDRED, SEVENTY FIVE AND 00/100 ($2775.00) DOLLARS, BEING THE UNPAID BALANCE OF A FIRST MORTGAGE OF $3000.00, EXECUTED BY H.H. HALL AND WIFE TO MARVIN K. BARRY, TRUSTEE OF RECORD IN BOOK 1039 PAGE 208, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO SECURE THE PAYMENT OF SEVEN (7) NOTES DATED DECEMBER 18, 1937, SIX (6) BEING FOR $75.00 EACH AND ONE NOTE FOR $2325.00 PAYABLE SEMI-ANNUALLY, WITH INTEREST, SAID COYLE CALL AND WIFE MARY S. CALL ALSO ASSUME AND AGREE TO PAY A SECOND MORTGAGE IN THE AMOUNT OF SIX HUNDRED, SIXTY SIX AND 67/100 ($666/67) DOLLARS BEING THE UNPAID BALANCE OF A $1000.00 MORTGAGE, SECURED BY VENDOR'S LIEN RETAINED IN DEED FROM H.H. HALL AND WIFE, TO B.L. OAKLEY AND WIFE, OF RECORD IN BOOK 1046 PAGE 303 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 27-1938, ONE NOTE BEING FOR $333.33 AND ONE NOTE BEING FOR $333.34, PAYABLE ANNUALLY WITH INTEREST.

I, JOSEPHINE MAHONEY FERGUSON, (A WIDOW) HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID COYLE CALL AND WIFE MARY S. CALL THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS NUMBERS 19 TO 24 INCLUSIVE, 32 TO 40 INCLUSIVE, THE EASTERLY PART OF LOT NUMBER 42, ALL OF LOTS 44 AND 43 AND AN UNNUMBERED LOT ON THE MAP OF T.J. CAGE'S SUBDIVISION OF THE TARPLEY PLACE, AS OF RECORD IN BOOK 332, PAGE 97, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE JULY 5, 1934 BY ERLE DRAKE COUNTY, SURVEYOR AS FOLLOWS:

BEGINNING AT A STAKE IN THE NORTHERLY MARGIN OF TRINITY LANE AT THE CENTER OF A BRANCH, BEING THE SOUTHEAST CORNER OF LOT NUMBER 22 ON SAID SUBDIVISION; THENCE NORTH 86 DEGREES 40' WEST 338 FEET ALONG THE NORTHERLY MARGIN OF SAID LANE TO A POST, THE SOUTHEAST CORNER OF LOT NUMBER 25 ON SAID PLAN; THENCE NORTH 1 DEGREES 30' WEST 209 FEET TO A POST; THENCE WEST 5 FEET TO A POST; THENCE NORTH 1 DEGREE EAST 100 FEET TO A POST; THENCE NORTH 87 DEGREES WEST 286 FEET TO A CORNER IN A WALL; THENCE NORTH 3 DEGREES 30' EAST 100 FEET TO THE CORNER OF A WALL; THENCE NORTH 87 DEGREES 30' WEST 257 FEET TO THE CORNER OF A WALL; THENCE NORTH 2 DEGREES EAST 385 FEET TO THE CORNER OF A WALL; THENCE SOUTH 83 DEGREES 45' EAST 470 FEET TO A STAKE; THENCE SOUTH 33 DEGREES 30' EAST 652 FEET TO THE CORNER OF A WALL; THENCE SOUTH 3½ DEGREES WEST 260 FEET TO A STAKE; THENCE NORTH 83¼ DEGREES WEST 45 FEET TO A STAKE IN THE BRANCH; THENCE WITH THE CENTER OF SAID BRANCH ALONG ITS VARIOUS MEANDERINGS AS FOLLOWS: SOUTH 12 DEGREES 45' WEST 227 FEET, SOUTH 26 DEGREES 40' WEST 131 FEET, SOUTH 13 DEGREES 30' WEST 136 FEET TO THE POINT OF BEGINNING, CONTAINING 13.62 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOSEPHINE MAHONEY FERGUSON BY DEED FROM P.A. SULLIVAN OF RECORD IN BOOK 1109 PAGE 500 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAXES FOR THE YEAR 1939 PRORATED AS OF DATE OF DEED 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 DOYLE CALL AND WIFE, MARY S. CALL, THEIR, heirs and assigns, forever, and WE do covenant with the said DOYLE CALL AND WIFE, MARY S. CALL 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 AS ABOVE SET OUT.

And I, JOSEPHINE MAHONEY FERGUSON (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 DOYLE CALL AND WIFE MARY S. CALL, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 1ST day of NOVEMBER 1939

JOSEPHINE MAHONEY FERGUSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W.L. BAINBRIDGE a Notary Public in and for said County and State, the within-named JOSEPHINE MAHONEY FERGUSON (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 2ND day of NOVEMBER, 1939.

Commission Expires 7 day of JAN, 1941 (Seal) W.L. BAINBRIDGE

Notary Public.

U.S.R.S. $2.20

REC'D JUL 6, 1945 AT 1:32 P.M.

CM