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NUMBER 29782 RECORDED JULY 10 1945 M.F. GRIFFIN ET UX TO JOHN EDWARD LANTZ ET UX

Book No. 1316

For and in consideration of the sum of ($5.00) FIVE & NO/100 - - - - - - - -DOLLARS CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS ACCEPTED AS CASH, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, M.F. GRIFFIN AND WIFE, ANNIE LOUISE GRIFFIN HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JOHN EDWARD LANTZ AND WIFE, RUTH COX LANTZ 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.148 ON THE MAP OF THE BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE, AS OF RECORD IN BOOK NO.421, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.148 FRONTS 60 FEET ON THE NORTHERLY SIDE OF BLAIR BOULEVARD FORMERLY LONG AVENUE, AND RUNS BACK 174.5 FEET ON THE WESTERLY LINE AND 175.8 FEET ON THE EASTERLY LINE TO AN ALLEY, MEASURING 60 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO M.F. GRIFFIN AND WIFE, ANNIE LOUISE GRIFFIN BY DEED FROM W.L. ALMON AND WIFE, OF RECORD IN BOOK 1195 PAGE 281, 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 JOHN EDWARD LANTZ AND WIFE, RUTH COX LANTZ, THEIR, heirs and assigns, forever, and WE do covenant with the said JOHN EDWARD LANTZ AND WIFE, RUTH COX LANTZ 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 1945 TAXES WHICH ARE PRO-RATED AS OF EVEN DATE HEREWITH AND ASSUMED FOR PAYMENT WHEN DUE AND PAYABLE BY GRANTEES HEREIN.

And WE, M.F. GRIFFIN AND WIFE, ANNIE LOUISE GRIFFIN do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said JOHN EDWARD LANTZ AND WIFE, RUTH COX, LANTZ THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 2ND day of JULY 1945.

M.F. GRIFFIN
ANNIE LOUISE GRIFFIN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, L.W. CARNEY a Notary Public in and for said County and State, the within-named M.F. GRIFFIN AND WIFE, ANNIE LOUISE GRIFFIN 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 2ND day of JULY, 1945

Commission Expires 5 day of APRIL, 1949 (Seal) L.W. CARNEY
Notary Public.

U.S.R.S.$7.70
REC'D JULY 9, 1945 AT 2:15 P.M.
CM

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NUMBER 29798 RECORDED JULY 10, 1945 CLARENCE PRESTON, ET UX TO JOSEPH LLOYD WILLIAMS, ET UX

Book No. 1316

For and in consideration of the sum of ($3750.00) THREE THOUSAND SEVEN HUNDRED FIFTY & NO/100 DOLLARS CASH IN HAND PAID BY JOSEPH LLOYD WILLIAMS AND WIFE, MARY ELIZABETH WILLIAMS, RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, CLARENCE PRESTON AND WIFE, BERTHA PRESTON HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JOSEPH LLOYD WILLIAMS AND WIFE, MARY ELIZABETH WILLIAMS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO.29 ON THE MAP OF SHARPE & HORN'S ADDITION TO NORTHEAST NASHVILLE, OF RECORD IN BOOK 161 PAGE 53, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.29 FRONTS 50 FEET ON THE EASTERLY SIDE OF NORTH FIRST STREET AND RUNS BACK BETWEEN PARALLEL LINES 145 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CLARENCE PRESTON AND WIFE, BERTHA PRESTON BY DEED FROM SAM DAVIS AND WIFE, OF RECORD IN BOOK 1198 PAGE 672, 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 JOSEPH LLOYD WILLIAMS AND WIFE, MARY ELIZABETH WILLIAMS, THEIR, heirs and assigns, forever, and WE do covenant with the said JOSEPH LLOYD WILLIAMS AND WIFE, MARY ELIZABETH WILLIAMS 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 CLARENCE PRESTON AND WIFE, BERTHA PRESTON do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said JOSEPH LLOYD WILLIAMS AND WIFE, MARY ELIZABETH WILLIAMS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand SON this 29TH day of JUNE 1945.

CLARENCE PRESTON
BERTHA PRESTON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MRS T.L. AHEARN a Notary Public in and for said County and State, the within-named CLARENCE PRESTON AND WIFE, BERTHA PRESTON 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 3RD day of JULY, 1945.

Commission Expires 4TH day of APRIL, 1948 (Seal) MRS T.L. AHEARN
Notary Public.

U.S.R.S.$4.40
REC'D JUL 9, 1945 AT 2:21 P.M.
CM