J. C. VILLINES, ET UX -TO- FLORINE HOLT

Book No. 1320

For and in consideration of the sum of $1,725.00 SEVENTEEN HUNDRED TWENTY FIVE AND NO/100 DOLLARS OF WHICH FIVE HUNDRED TWENTY FIVE & NO/100 DOLLARS ($525.00) HAS BEEN PAID IN CASH BY FLORINE HOLT, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER OF $1,200.00, THE SAID FLORINE HOLT HEREBY ASSUMES AND AGREES TO PAY THE REMAINING UNPAID OF A SERIES OF NOTES EXECUTED BY J. C. VILLINES AND WIFE, BIRDIE MAI VILLINES, DATED MAY 16, 1944, THERE REMAINING UNPAID 24 NOTES FOR $20.00 EACH, DUE MONTHLY BEGINNING FEBRUARY 15, 1945, WITH 6% INTEREST, AND ONE NOTE FOR $720.00, DATED MAY 12, 1944, DUE 30 MONTHS FROM DATE WITH 6% INTEREST, ALL OF SAID NOTES BEING SECURED BY VENDOR'S LIEN RETAINED IN THE DEED FROM G. O. JARRETT AND WIFE, TO J. C. VILLINES AND WIFE, OF RECORD IN BOOK 1282, PAGE 220, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE GRANTEE HEREIN AGREES TO PAY THE INTEREST ON THE $720.00 NOTE HEREINABOVE DESCRIBED MONTHLY.

WE, J. C. VILLINES AND WIFE, BIRDIE MAI VILLINES, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID FLORINE HOLT, TO HER SOLE AND SEPARATE ESTATE, FREE FROM THE DEBTS AND CONTRACTS OF HER PRESENT OR ANY FUTURE HUSBAND; WITH FULL POWER VESTED IN HER TO SELL, MORTGAGE OR OTHERWISE CONVEY AS IF SHE WERE A FEME SOLE, HER HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED, AS FOLLOWS, TO WIT:
BEING LOTS NOS. 51 AND 56 ON THE MAP OF A PART OF FREE SILVER PLAN, OF RECORD IN BOOK 332, PAGE 46, REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT NO. 51, BEING THE NORTHEAST CORNER OF LINCOLN STREET AND AN UNNAMED STREET; THENCE WITH THE NORTHERLY MARGIN OF LINCOLN STREET, NORTH 82½° EAST 795 FEET TO THE SOUTHEAST CORNER OF LOT NO. 56, BEING THE NORTHWEST CORNER OF SAID LINCOLN STREET AND ANOTHER UNNAMED STREET; THENCE WITH THE WESTERLY MARGIN OF THE LAST MENTIONED STREET NORTH 9½° WEST 513.75 FEET TO THE NORTHEAST CORNER OF SAID LOT NO. 56 IN THE SOUTH LINE OF LOT NO. 49; THENCE WITH THE SOUTH LINE OF LOTS NOS. 49 AND 50 SOUTH 80° WEST 446.5 FEET TO THE CORNER OF LOTS NOS. 51 AND 56; THENCE WITH THE LINE BETWEEN LOTS NOS. 50 AND 51 SOUTH 83½° WEST 378 FEET TO THE EASTERLY MARGIN OF AN UNNAMED STREET, THE NORTHWEST CORNER OF SAID LOT NO. 51; THENCE WITH THE EAST MARGIN OF SAID STREET SOUTH 9½° EAST 344-3/4 FEET TO THE BEGINNING, CONTAINING 7.16 ACRES BE THE SAME MORE OR LESS.
BEING THE SAME PROPERTY CONVEYED TO J. C. VILLINES AND WIFE, BIRDIE MAI VILLINES BY DEED FROM G. O. JARRETT AND WIFE, OF RECORD IN BOOK 1282, PAGE 220, 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 FLORINE HOLT, HER, heirs and assigns, forever, and WE do covenant with the said FLORINE HOLT 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 HEREIN SET OUT

And WE, J. C. VILLINES AND WIFE, BIRDIE MAI VILLINES do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said FLORINE HOLT, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 15 day of FEBRUARY 1945

J. C. VILLINES

BIRDIE MAI VILLINES

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LOUISE EDWARDS a Notary Public in and for said County and State, the within-named J. C. VILLINES AND WIFE, BIRDIE MAI VILLINES the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

XXXX 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 16TH day of FEBRUARY, 1945
Commission Expires 6 day of JULY, 1947 (Seal) LOUISE EDWARDS
Notary Public.

RECEIVED FEBRUARY 17, 1945 AT 9:05 A.M. - [illegible]

HENRY V. DICKERSON AND WIFE, SALLIE E. DICKERSON -TO- M. T. BILLINGSLEY & WIFE, HELEN BILLINGSLEY

Book No. 1320

For and in consideration of the sum of SIX THOUSAND AND NO/100 DOLLARS WHICH HAS BEEN PAID IN CASH BY M. T. BILLINGSLEY AND WIFE, HELEN BILLINGSLEY TO HENRY V. DICKERSON AND WIFE, SALLIE E. DICKERSON, THE RECEIPT OF WHICH PAYMENT IS HEREBY ACKNOWLEDGED, WE, HENRY V. DICKERSON AND WIFE, SALLIE E. DICKERSON HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID M. T. BILLINGSLEY AND WIFE HELEN BILLINGSLEY, 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. 34 ON THE MAP OF RIVERSIDE DRIVE SUBDIVISION, OF RECORD IN BOOK 974, PAGES 60 AND 61 OF THE REGISTER'S OFFICE FOR SAID COUNTY.
ACCORDING TO A COPY OF A SURVEY MADE BY Z. J. WILKINSON, SURVEYOR FEBRUARY 6, 1942, SAID LOT NO. 34 FRONTS 50 FEET ON THE EASTERLY SIDE OF RIVERSIDE DRIVE AND RUNS BACK BETWEEN LINES 197 FEET ON THE NORTHERLY LINE AND 194 FEET ON THE SOUTHERLY LINE TO THE WESTERLY LINE OF LOT NO. 38 AND MEASURES 50 FEET THEREON.
BEING THE SAME PROPERTY CONVEYED TO HENRY V. DICKERSON AND WIFE, SALLIE E. DICKERSON, BY DEED FROM P. M. ESTES, TRUSTEE, OF RECORD IN BOOK 1199, PAGE 572, 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 M. T. BILLINGSLEY AND WIFE, HELEN BILLINGSLEY, THEIR, heirs and assigns, forever, and WE do covenant with the said M. T. BILLINGSLEY AND WIFE, HELEN BILLINGSLEY 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 THE YEAR OF 1945 WHICH HAVE BEEN PRORATED AND ARE TO BE PAID BY THE PURCHASER WHEN DUE. RESTRICTIONS OF RECORD IN BOOK 1165, PAGE 74 IN SAID REGISTER'S OFFICE.

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 M. T. BILLINGSLEY AND WIFE, HELEN BILLINGSLEY, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 15TH day of FEBRUARY 1945

HENRY V. DICKERSON

SALLIE E. DICKERSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, T. W. RENNE a Notary Public in and for said County and State, the within-named HENRY V. DICKERSON AND WIFE, SALLIE E. DICKERSON the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

XXXX 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 15TH day of FEBRUARY, 1945
Commission Expires 7 day of OCT., 1947 (Seal) T. W. RENNE
Notary Public.

RECEIVED FEBRUARY 17, 1945 AT 9:46 A.M. - [illegible]