Book No. 1320

For and in consideration of the sum of ONE AND NO/100 DOLLARS PAID, CASH IN HAND, BY FANNIE E. ADAMS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND FOR THE FURTHER CONSIDERATION THAT SHE ASSUMES AND AGREES TO PAY ONE MORTGAGE LOAN EXECUTED BY DR. J. W. MILAM TO B. R. KENNEDY, TRUSTEE, IN THE SUM OF $1000.00 SECURED BY DEED OF TRUST OF RECORD IN BOOK #768, PAGE 722, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FOR A FURTHER CONSIDERATION THAT I AM TO USE THE PROPERTY HEREINAFTER DESCRIBED AS A HOME AND FOR MY OFFICE AS A DOCTOR, FOR REST OF MY LIFE, JUST AS I HAVE BEEN DOING. I, DR. J. W. MILAM (A WIDOWER OF LEGAL AGE), HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID FANNIE E. ADAMS, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING PART OF LOTS NOS. 206 AND 207 ON THE PLAN OF MCGAVOCK, ARTMORE AND OTHERS, FIRST ADDITION TO NASHVILLE, TENNESSEE CALLED THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE MIDDLE LOT OF THE THREE LOTS ON THE PLAN OF SUBDIVISION OF SAID LOTS NOS. 206 AND 207 MADE BY W. S. SOUTHGATE, SURVEYOR, IN MARCH 1918, AND OF RECORD IN BOOK NO. 421, PAGE 113, SAID REGISTER'S OFFICE AND DESCRIBED MORE PARTICULARLY AS FOLLOWS: BEGINNING ON THE WESTERLY MARGIN OF 9TH AVENUE NORTH, FORMERLY BEUNA VISTA PIKE, AT THE NORTHEAST CORNER OF THE MOST SOUTHERLY OF SAID THREE LOTS; THENCE WITH THE NORTHERLY LINE OF SAID SOUTHERLY LOT, WESTWARDLY 153 FEET MORE OR LESS, TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY NORTHWARDLY 23 FEET TO THE SOUTHWEST CORNER OF THE MOST NORTHERLY OF SAID THREE LOTS; THENCE WITH THE SOUTHWESTWARDLY LINE OF SAID NORTHERLY LOT EASTWARDLY 169 FEET MORE OR LESS, TO THE SOUTHWESTERLY MARGIN OF BUCHANAN STREET; THENCE WITH THE SOUTHWESTERLY MARGIN OF SAID STREET SOUTHEASTWARDLY 27± FEET TO THE INTERSECTION OF THE WESTERLY LINE OF SAID AVENUE; CONTINUING WITH THE WESTERLY LINE OF SAID AVENUE SOUTHWARDLY 55 FEET, 2 INCHES TO THE BEGINNING, AND BEING THE SAME PROPERTY CONVEYED TO DR. J. W. MILAM BY DEED FROM JAMES G. JONES ET UX AS OF RECORD IN BOOK 609, PAGE 297, REGISTER'S OFFICE FOR SAID COUNTY.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said FANNIE E. ADAMS, HER, heirs and assigns, forever, and I do covenant with the said FANNIE E. ADAMS 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 TAXES FOR THE YEAR 1945 AND AS HEREIN SET OUT

And I, DR. J. W. MILAM do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said FANNIE E. ADAMS, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 24 day of MARCH 1945

DR. J. W. MILAM

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, B. R. KENNEDY a Notary Public in and for said County and State, the within-named DR. J. W. MILAM the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

~~wife~~ X ~~husband~~ X of the said ~~husband~~ X, having appeared before me privately and apart from ~~him~~ X ~~husband~~, the said ~~husband~~ X acknowledged the execution of the said instrument to have been done by ~~him~~ 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 22 day of MARCH, 1945
~~Commission Expires the~~ ~~day of~~ ~~MAY~~, 1947 (Seal.) B. R. KENNEDY
Notary Public.

Book No. 1320

For and in consideration of the sum of $1.00 ONE AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MRS. MARY ETTAH CALHOUN, A WIDOW, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MRS. DOROTHEA CALHOUN ELDER, FOR HER SOLE AND SEPARATE USE FREE FROM THE MARITAL RIGHTS OF HER PRESENT OF 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 LOT NO. 1 ON THE PLAN OF GREEN HILLS SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 128, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 1 FRONTS 100 FEET ON THE NORTHERLY SIDE OF OBSERVATORY DRIVE AND RUNS BACK 189 FEET 6 INCHES ON THE EASTERLY LINE AND 188 FEET ON THE WESTERLY LINE, TO A DEAD LINE AND SHOWS 100 FEET ON SAID DEAD LINE. THIS BEING THE SAME PROPERTY CONVEYED TO HALL LAURIE CALHOUN AND WIFE, MARY ETTAH CALHOUN, BY DEED FROM AMERICAN TRUST COMPANY, TRUSTEE, OF RECORD IN 770, PAGE 618, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN DEED FROM AMERICAN TRUST CO., TRUSTEE TO HALL LAURIE CALHOUN AND WIFE, MARY ETTAH CALHOUN, AS OF RECORD IN BOOK 770, PAGE 618 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTEE ALSO GIVEN THE RIGHT TO TAP ANY WATER MAIN FURNISHING WATER SUPPLY FOR SAID PROPERTY ABOVE DESCRIBED, SAID TAP BEING LIMITED TO A 3/4 INCH CONNECTION, AS PER DEED FROM AMERICAN TRUST CO, TRUSTEE TO HALL LAURIE CALHOUN AND WIFE, MARY ETTAH CALHOUN, AS OF RECORD IN BOOK 770, PAGE 618, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENN.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MRS. DOROTHEA CALHOUN ELDER, FOR HER SOLE AND SEPARATE USE, HER, heirs and assigns, forever, and I do covenant with the said MRS. DOROTHEA CALHOUN ELDER 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.

And I, MRS. MARY ETTAH CALHOUN, 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 MRS. DOROTHEA CALHOUN ELDER, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 10TH day of APRIL 1943

MRS. MARY ETTAH CALHOUN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, RUTH F. WILLIAMS a Notary Public in and for said County and State, the within-named MRS. MARY ETTAH CALHOUN, WIDOW OF HALL LAURIE CALHOUN the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

~~wife~~ X ~~husband~~ X of the said ~~husband~~ X, having appeared before me privately and apart from ~~him~~ X ~~husband~~, the said ~~husband~~ X acknowledged the execution of the said instrument to have been done by ~~him~~ 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 10TH day of APRIL, 1943
Commission Expires 23 day of OCT., 1943 (Seal.) RUTH F. WILLIAMS
Notary Public.

RECEIVED MARCH 26, 1945 AT 2:54 P.M. - DG