Book No. 1339

For and in consideration of the sum of ($6,000.00) SIX THOUSAND AND 00/100 DOLLARS PAID AND TO BE PAID AS FOLLOWS: ($2,000.00) TWO THOUSAND DOLLARS PAID IN CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR HEREIN. PURCHASERS ASSUME THE FIRST MORTGAGE HELD BY THE HOME OWNERS' LOAN CORPORATION OF MEMPHIS, TENN. IN THE PRINCIPAL SUM OF ($2475.64) TWENTY-FOUR HUNDRED SEVENTY-FIVE AND 64/100 DOLLARS, TO GETHER WITH $3.00 INTEREST THEREON MAKING A TOTAL OF $2479.05, WHICH LOAN OR MORTGAGE IS RECORDED IN BOOK 968, PAGE 67 AND BOOK 1240, PAGE 575 R.O.D.C., TENNESSEE, AT NASHVILLE, IN ACCEPTING THIS DEED THE PURCHASERS AGREE TO ABIDE BY ALL REGULATIONS, STIPULATIONS AND REQUIREMENTS OF THE HOME OWNERS' LOAN CORPORATION.

FOR THE REMAINDER OF PURCHASE MONEY OF $1520.95 THE PURCHASERS HEREIN HAVE EXECUTED VENDOR'S LIEN NOTE, OF EVEN DATE HEREWITH TO THE GRANTOR HEREIN IN THE PRINCIPAL SUM OF $1520.95 WITH INTEREST AT 5% AND DUE AND PAYABLE $15.00 MONTHLY FROM DATE HEREOF INCLUDING BOTH PRINCIPAL AND INTEREST WITH LIEN RETAINED ON THE PROPERTY HEREIN CONVEYED TO SECURE THEIR PAYMENT. THE PURCHASERS SHALL HAVE THE RIGHT TO PAY ALL OR ANY NUMBER OF AFORESAID PAYMENTS ON ANY INTEREST PAYING PERIOD OF THIS SECOND MORTGAGE OF $1520.95.

IN ACCEPTING THIS DEED PURCHASERS AGREE TO KEEP BUILDING ON THE PROPERTY HEREIN CONVEYED INSURED WITH A GOOD COMPANY OR COMPANIES FOR A SUFFICIENT AMOUNT TO COVER BOTH THE HOME OWNERS' LOAN CORPORATION LOAN AND THE SECOND MORTGAGE HEREIN DESCRIBED. SAID POLICIES TO BE HELD BY THE HOME OWNERS' LOAN CORPORATION AND MADE WITH LOSS PAYABLE CLAUSE FIRST TO HOME OWNERS' LOAN CORPORATION AND SECOND TO SENORA MCGRADY DAVY I, SENORA MCGRADY DAVY HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID W. G. SANDERS AND WIFE, DOVIE L. SANDERS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING PART OF LOT NO. 11 ON THE MAP OF BRANSFORD REALTY COMPANY'S MONTROSE PARK SUBDIVISION, OF RECORD IN BOOK 547, PAGE 25, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHERLY MARGIN OF MONTROSE AVENUE AT THE CORNER OF LOTS NOS. 11 AND 12; THENCE WITH THE SOUTHERLY MARGIN OF SAID AVENUE, EASTWARDLY 60 FEET TO THE CORNER OF LOTS NOS. 10 AND 11; THENCE WITH THE LINE BETWEEN LOTS NOS. 10 AND 11, SOUTHWARDLY 139 FEET 4 INCHES; THENCE WESTWARDLY 78 FEET TO THE LINE BETWEEN LOSTS NOS. 11 AND 12; THENCE WITH SAME NORTHWARDLY 148 FEET 3 INCHES TO THE BEGINNING. BEING THE SAME PROPERTY CONVEYED TO SENORA MCGRADY DAVY BY DEED FROM MARY V. STEWART AND HUSBAND, HUSBAND, OF RECORD IN BOOK 725, PAGE 21, 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 W. G. SANDERS AND WIFE, DOVIE L. SANDERS, THEIR, heirs and assigns, forever, and I do covenant with the said W. G. SANDERS AND WIFE, DOVIE L. SANDERS 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 AS HEREINBEFORE SET OUT.

And I, SENORA MCGRADY DAVY do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said W. G. SANDERS AND WIFE, DOVIE L. SANDERS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 28TH day of SEPTEMBER 1945

SENORA MCGRADY DAVY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ANDREW J. DOYLE a Notary Public in and for said County and State, the within-named SENORA MCGRADY DAVY, 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 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 28TH day of SEPTEMBER, 1945

My Commission Expires 10 day of JULY, 1948 (Seal) ANDREW J. DOYLE Notary Public.

U.S.R.S. $2.60
RECEIVED SEPT. 28, 1945 AT 2:11 P.M.

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 28 day of Sept. 1951.
Attest: E. J. Whitesell DEPUTY RECORDER
The National Bank
By R. P. Kennedy V.P.
Cashier

Book No. 1339

For and in consideration of the sum of ($15,500.00) FIFTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS CASH PAID BY P. F. HAHN AND WIFE, RUTH N. HAHN, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RUTH JOHLIN ROBINSON AND HUSBAND, MILES H. ROBINSON, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID P. F. HAHN AND WIFE, RUTH N. HAHN, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE WESTERLY PART OF LOT NO. 51 ON THE MAP OF STANFORD AND CRISWELL'S REVISED WESTWOOD SUBDIVISION, AS OF RECORD IN BOOK 974, PAGE 14, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 51 FRONTS 288 FEET ON THE EASTERLY SIDE OF THE HILLSBORO ROAD AND RUNS BACK 480 FEET ON THE NORTHERLY LINE AND 454 FEET ON THE SOUTHERLY LINE TO THE WESTERLY LINE OF THE PROPERTY CONVEYED TO WALTER STOKES AND WIFE, BY DEED OF RECORD IN BOOK 1027, PAGE 387, SAID REGISTER'S OFFICE. AND MEASURES 287 FEET, MORE OR LESS, THEREON.

BEING THE SAME PROPERTY CONVEYED TO RUTH JOHLIN ROBINSON BY DEED FROM WALTER SEIGENTHALER AND WIFE, OF RECORD IN BOOK 1258, PAGE 417, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN A DEED AS OF RECORD IN BOOK 1005, PAGE 469, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND ALSO RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT OF RECORD IN BOOK 1027, PAGE 76, 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 P. F. HAHN AND WIFE, RUTH N. HAHN, THEIR, heirs and assigns, forever, and WE do covenant with the said P. F. HAHN AND WIFE, RUTH N. HAHN 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 1945 WHICH THE GRANTEES HEREIN ASSUME AND AGREE TO PAY, THE SAME HAVING BEEN PRORATED AS OF SEPTEMBER 1, 1945.

ROBINSON

And WE, RUTH JOHLIN ROBINSON AND HUSBAND, MILES H. / do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said P. F. HAHN AND WIFE, RUTH N. HAHN, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 24TH day of AUGUST 1945

RUTH JOHLIN ROBINSON

MILES H. ROBINSON

PENNSYLVANIA, DELAWARE

STATE OF ~~TENNESSEE, DAVIDSON~~ COUNTY.

Personally appeared before me, EDWARD L. MOYES a Notary Public in and for said County and State, the within-named RUTH JOHLIN ROBINSON AND HUSBAND, MILES H. ROBINSON 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 freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed. SWARTHMORE, PA.

Witness my hand and official seal at Nashville, Tennessee, this 5TH day of SEPTEMBER, 1945
NOTARY PUBLIC

Commission Expires 2 day of JANUARY, 1949 (Seal) EDWARD L. NOYES Notary Public.

U.S.R.S. $17.05
RECEIVED SEPT. 29, 1945 AT 10:09 A.M.
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