NUMBER 32797 RECORDED AUG 21, 1945 MRS. MYRTLE D. GRAHAM ET AL TO MRS. HELEN NICK BIPES

Book No. 1340

For and in consideration of the sum of FOUR THOUSAND, TWO HUNDRED, FIFTY DOLLARS ($4,250.00), PAID AND TO BE PAID BY MRS. HELEN NICKS BIPES, AS FOLLOWS: ONE THOUSAND DOLLARS, PAID IN CASH, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED;THE REMAINDER, $3,250.00, IS EVIDENSED BY NOTE OF THIS DATE, PAYABLE TO MRS. MYRTLE DEPUTY GRAHAM, DUE IN MONTHLY INSTALLMENTS, THE FIRST DUE OCT. FIRST 1945, AND $35.00 DUE ON FIRST DAY OF EACH MONTH THEREAFTER, UNTIL SAID NOTE, WITH INTEREST FROM DATE AT FIVE PER CENT PAYABLE SEMI-ANNUALLY IS FULLY PAID, AND TO SECURE THE PAYMENT OF SAID NOTE, A LIEN IS HELD AND RETAINED ON THE PROPERTY HEREINAFTER DESCRIBED;AND IT IS UNDERSTOOD THAT THE RESIDENCE LOCATED UPON SAID PROPERTY IS TO BE KEPT INSURED IN SOME RELIABLE FIRE INSURANCE COMPANY IN AN AMOUNT NOT LESS THAN $3,000.00,WITH LOSS CLAUSE PAYABLE TO THE LEGAL HOLDER OF SAID NOTE, POLICY TO BE HELD BY THE OWNER OF SAID NOTE; AND ALSO THAT THE PREMIUMS ON SAID POLICY WILL BE KEPT PAID; ALSO THE TAXES WILL BE KEPT PAID; AND THAT FAILURE TO MEET THE PAYMENT OF ANY INSTALLMENT, OR THE INTEREST, OR KEEP SAID TAXES PAID AND INSURANCE IN FORCE, WILL OPERATE TO MATURE THE WHOLE OF SAID NOTE, OR ANY INSTALLMENTS NOT PAID AT THE TIME; IT IS ALSO UNDERSTOOD THAT ADDITIONAL OR ALL INSTALLMENTS CAN BE PAID BEFORE MATURITY,AT ANY DUE DATE.

WE, MRS. MYRTLE DEPUTY GRAHAM AND HUSBAND, DON M.GRAHAM, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MRS. HELEN NICKS BIPES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS:

SITUATED IN 7TH DISTRICT OF SAID COUNTY,BEING LOT NO.242 ON THE MAP OF RAYON CITY, AS RECORDED IN BOOK 843 PAGE 13, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS FIFTY (50) FEET ~~ON THE SOUTHERLY SIDE~~ OF RAYON DRIVE, AND RUNS BACK BETWEEL PARALLEL LINES 150 FEET TO A DEAD LINE. THERE IS A RESIDENCE LOCATED ON SAID PROPERTY, AND IS SAME LOT THAT WAS CONVEYED TO THE SAID MRS. MYRTLE DEPUTY GRAHAM BY DEED OF ROY M.HARMAN AND WIFE, MRS. BONNIE S. HARTMAN, RECORDED IN DEED BOOK 1085 PAGE 457, REGISTER'S OFFICE DAVIDSON COUNTY,TENNESSEE.

COPY OF RELEASE
BOOK NO. 2042 PAGE NO. 273
R.O.D.C., 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. HELEN NICKS BIPES, HER, heirs and assigns, forever, and WE,MRS. MYRTLE DEPUTY GRAHAM AND HUSBAND DON M.GRAHAM do covenant with the said MRS. HELEN NICKS BIPES 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.

And WE, MRS. MYRTLE DEPUTY GRAHAM AND HUSBAND DON M.GRAHAM do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said MRS. HELEN NICKS BIPES,HER, heirs and assigns, against the lawful claims of all persons whomsoever A LIEN IS EXPRESSLY RETAINED UPON THE PROPERTY HEREIN CONVEYED TO SECURE ALLTHE DEFERRED PAYMENTS OF PURCHASE MONEY.

Witness OUR hand S, this 18TH day of AUGUST 19 45.

MRS. MYRTLE DEPUTY GRAHAM
DON MICHEL GRAHAM

ACK BEFORE NOTARY PUBLIC
STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JNO D. SHARPE a Notary Public in and for said County and State, the within-named MRS. MYRTLE DEPUTY GRAHAM AND HUSBAND DON M. GRAHAM the bargainor, 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, 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 20TH day of AUGUST, 19 45.

Commission Expires 5 day of JAN, 19 47 (Seal) JNO.D. SHARPE
Notary Public.

U.S.R.S. $1.95
REC'D AUG 20, 1945 AT 10:01 A.M.
CM

NUMBER 32873 RECORDED AUG 21, 1945 ROBERT CAMPBELL ET UX TO JOSEPH LEE BOYKIN ET UX

Book No. 1340

For and in consideration of the sum of FIVE HUNDRED AND NO/100 ($500.00) DOLLARS CASH IN HAND TO US PAID BY JOSEPH LEE BOYKIN AND WIFE, ESTHER MURPHY BOYKIN, RECEIPT OF SAID AMOUNT BEING HEREBY ACKNOWLEDGED,

WE, ROBERT CAMPBELL AND WIFE, LOUISE OVERBY CAMPBELL, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JOSEPH LEE BOYKIN AND WIFE, ESTHER MURPHY BOYKIN,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.30 OF A RE-SUBDIVISION OF 20 ACRES OF WEST NASHVILLE ANNEX,AS OF RECORD IN BOOK NO.332, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

SAID LOT NO.30 IS 50 FEET WIDE, FRONTS ON THE WESTERLY SIDE OF JAMES AVENUE AND EXTENDS BACK FROM THE MARGIN OF SAID AVENUE 230 FEET, MORE OR LESS, ON THE SOUTHERLY LINE, AND 240 FEET, MORE OR LESS, ON THE NORTHERLY LINE,TO AN ALLEY, AND SHOWS 50 FEET ON SAID ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT CAMPBELL AND WIFE, LOUISE OVERBY CAMPBELL, BY DEED FROM F.M. FUSON WHICH IS OF RECORD IN BOOK 1236 PAGE 322, 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 JOSEPH LEE BOYKIN AND WIFE, ESTHER MURPHY BOYKIN,THEIR, heirs and assigns, forever, and WE do covenant with the said JOSEPH LEE BOYKIN AND WIFE ESTHER MURPHY BOYKIN 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 BY 1945 TAXES WHICH THE PURCHASERS HAVE ASSUMED AND AGREE TO PAY.

And WE, ROBERT CAMPBELL AND WIFE, LOUISE OVERBY CAMPBELL do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said JOSEPH LEE BOYKIN AND WIFE, ESTHER MURPHY BOYKIN THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 17TH day of AUGUST 19 45.

ROBERT CAMPBELL
LOUISE OVERBY CAMPBELL

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, F.R. PEGRAM a Notary Public in and for said County and State, the within-named ROBERT CAMPBELL AND WIFE, LOUISE OVERBY CAMPBELL, 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, having appeared before me privately and apart from X husband, the said 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. DAVIDSON COUNTY

Witness my hand and official seal at Nashville, Tennessee, this 17TH day of AUGUST, 19 45

Commission Expires 4 day of APRIL, 19 48 (Seal) F.R. PEGRAM
Notary Public.

U.S.R.S. $.55
REC'D AUG 20, 1945 AT 2:46 P.M.
CM