NUMBER 40214 RECORDED NOV 16, 1945 JAMES W. WILLIAMS ET UX TO E.N.DUFFLE ET UX

Book No. 1340

For and in consideration of the sum of ($8,800.00 EIGHTY-THOUSAND, EIGHT-HUNDRED AND NO/100 DOLLARS OF WHICH THE SUM OF $5,740.00 HAS BEEN PAID IN CASH BY E.N.DUFFLE AND WIFE, CARRIE H. DUFFLE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER OF SAID CONSIDERATION AMOUNTING TO $3,060.00, THE SAID E.N.DUFFLE AND WIFE, CARRIE H.DUFFLE, HAVE EXPRESSLY ASSUMED AND AGREED TO PAY A FIRST MORTGAGE LOAN, BEING IN THE ORIGINAL AMOUNT OF $4,000.00, REDUCED BY VARIOUS CREDITS TO THE SUM OF $3,060.00 AS OF NOVEMBER 10, 1945, AND SAID GRANTEES AGREES TO PAY THE INSTALLMENT DUE DECEMBER 1, 1945, AND ALL SUBSEQUENT INSTALLMENTS; SAID DEBT BEING MORE FULLY DESCRIBED IN AND SECURED BY A DEED OF TRUST, DATED NOVEMBER 20, 1941, EXECUTED BY JAMES W. WILLIAMS AND WIFE, CORINNE J.WILLIAMS TO WILLIAM J.WADE TRUSTEE, OF RECORD IN BOOK 1056 PAGE 277, REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE, AND REFERENCE IS HERE MADE TO SAID DEED OF TRUST FOR A MORE PARTICULAR DESCRIPTION OF SAID DEBT AND THE PROVISIONS AND REQUIREMENTS OF SAID DEED OF TRUST, ALL OF WHICH ARE ASSUMED BY THE GRANTEES HEREIN.

WE, JAMES W. WILLIAMS AND WIFE, CORINNE J.WILLIAMS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID E.N. DUFFLE AND WIFE, CARRIE H.DUFFLE 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 THE WESTERLY HALF OF LOT NO.71 ON THE PLAN OF INGLEWOOD PLACE, AS OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO.71 FRONTS 50 FEET ON THE NORTHERLY SIDE OF SHELTON AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 189 FEET, MORE OR LESS,TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JAMES W. WILLIAMS AND WIFE, CORINNE J.WILLIAMS BY DEED FROM J. DOUGLAS WRIGHT AND WIFE, OR RECORD IN BOOK 1218 PAGE 223, 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 EDWAR E.N. DUFFLE AND WIFE, CARRIE H. DUFFLE, THEIR ..... heirs and assigns, forever, and WE do covenant with the said EDWAR E.N. DUFFLE AND WIFE, CARRIE H.DUFFLE 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 SET OUT ABOVE, AND 1945 TAXES WITH HAVE BEEN PRORATED AND ASSUME BY THE GRANTEES.

And WE, JAMES W. WILLIAMS AND WIFE, CORINNE J.WILLIAMS do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said E.N. DUFFLE AND WIFE, CARRIE H.DUFFLE, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 10TH day of NOVEMBER 1945.

JAMES W. WILLIAMS
CORINNE J.WILLIAMS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MRS. HILMAN BARNARD a Notary Public in and for said County and State, the within-named JAMES W. WILLIAMS AND WIFE, CORINNE J.WILLIAMS the bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And ..... wife of the said ..... , having appeared before me privately and apart from 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.

Witness my hand and official seal at Nashville, Tennessee, this 10TH day of NOVEMBER, 1945.

Commission Expires 8 day of JAN, 1949 (Seal) MRS. HILMAN BARNARD Notary Public.

U.S.R.S. $9.90
REC'D NOV 13, 1945 AT 10:13 A.M.

CM

NUMBER 37241 RECORDED OCT 13, 1945 HUBBARD T SAUNDERS TO W.R. ELDER ET UX

Book No. 1340

For and in consideration of the sum of TEN AND NO/100 - - - - - - - - DOLLARS CASH, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.
I, HUBBARD T. SAUNDERS, UNMARRIED, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID W.R. ELDER AND WIFE, M.ELIZABETH ELDER, 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 PART OF LOT NO.10 IN WESTMORE'S UNION BANK ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 161 PAGE 91, REGISTERS OFFICE FOR SAID COUNTY,AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST INTERSECTION OF FOSTER STREET AND NORTH 2ND STREET; THENCE ALONG THE EAST MARGIN OF NORTH 2ND STREET SOUTHERLY 90 FEET TO THE NORTHWEST CORNER OF A PART OF SAID LOT CONVEYED TO WILLIS S. PARDUE AND WIFE BY DEED FROM BASCUM E. HARNESS OF RECORD IN BOOK 1278 PAGE 40, SAID REGISTER'S OFFICE;THENCE ALONG PARDUE'S NORTH LINE EASTERLY 50 FEET; THENCE NORTHERLY 90 FEET TO THE SOUTH MARGIN OF FOSTER STREET THENCE WITH THE MARGIN OF THE SAME WESTERLY 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HUBBARD THOMAS SAUNDERS BY DEED FROM BASCUM E. HARNESS AND WIFE, OF RECORD IN BOOK 1285 PAGE 530 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.R. ELDER AND WIFE, M.ELIZABETH ELDER, THEIR ..... heirs and assigns, forever, and I do covenant with the said W.R. ELDER AND WIFE, M.ELIZABETH 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, HUBBARD T. SAUNDERS do further covenant and bind MY heirs and representatives, to warrant and forever defend the title to said land to the said W.R. ELDER AND WIFE M.ELIZABETH ELDER, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 11TH day of OCTOBER 1945.

HUBBARD T. SAUNDERS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LORENE OUTLAW a Notary Public in and for said County and State, the within-named HUBBARD T. SAUNDERS the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

And ..... wife of the said ..... , having appeared before me privately and apart from 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.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of OCTOBER, 1945

Commission Expires ..... day of 7-7-49, 19.... (Seal) LORENE OUTLAW Notary Public.

U.S.R.S. $3.85
REC'D OCT 12, 1945 AT 9:23 A M.
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