NUMBER 41043 RECORDED NOV 22, 1945 MYRTLE D. SHOFNER ET VIR TO J.AUSTIN DEMONTBREUN ET UX

Book No. 1340

For and in consideration of the sum of TEN & 00/100 ($10.00) ----------DOLLARS CASH IN HAND PAID BY J.AUSTIN DEMONTBREUN AND WIFE, EDNA DEMONTBREUN, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MYRTLE D. SHOFNER AND HUSBAND, W.B. SHOFNER, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J.AUSTIN DEMONTBREUN AND WIFE, EDNA DEMONTBREUN, 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.3 ON THE MAP OF STRATTON PLACE SUBDIVISION, OF RECORD IN BOOK 547 PAGE 182, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

SAID LOT NO.3 FRONTS 150 FEET ON THE NORTHERLY MARGIN OF DUE WEST AVENUE AND RUNS BACK BETWEEN LINES, AS MEASURED FROM THE CENTER LINE OF SAID AVENUE, 681 FEET MORE OR LESS ON THE WESTERLY LINE AND 680 FEET ON THE EASTERLY LINE, ALONG THE WESTERLY MARGIN OF A 50-FOOT PUBLIC ROAD, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 125 FEET.

BEING PART OF THE PROPERTY CONVEYED TO MYRTLE D. SHOFNER BY DEED FROM J.AUSTIN DEMONTBREUN AND WIFE, OF RECORD IN BOOK 838 PAGE 634, SAID REGISTER'S OFFICE.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 737 PAGE 56, 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 J.AUSTIN DEMONTBREUN AND WIFE, EDNA DEMONTBREUN, THEIR, heirs and assigns, forever, and WE do covenant with the said J. AUSTIN DEMONTBREUN AND WIFE, EDNA DEMONTBREUN 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, MYRTLE D. SHOFNER AND HUSBAND W.B. SHOFNER do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said J.AUSTIN DEMONTBREUN AND WIFE, EDNA DEMONTBREUN THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 16TH day of NOVEMBER 1945.

MYRTLE D. SHOFNER

W.B. SHOFNER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ANNE ABERNATHY a Notary Public in and for said County and State, the within-named MYRTLE D. SHOFNER AND HUSBAND W.B. SHOFNER, 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 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 17TH day of NOVEMBER, 1945.

Commission Expires 8 day of JAN, 19 46 (Seal) ANNE ABERNATHY
Notary Public.

U.S.R.S. $1.10

REC'D NOV 21, 1945 AT 2:41 P.M.

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NUMBER 41028 RECORDED NOV 23, 1945 ROBERT O. CLOUSE ET UX TO J.ARTHUR JONES ET UX

Book No. 1340

For and in consideration of the sum of TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($2500.00), OF WHICH ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($1500.00) HAS BEEN PAID IN CASH TO ROBERT O. CLOUSE AND WIFE, VIRGIE CLOUSE, BY J. ARTHUR JONES AND WIFE, LILLIE E. JONES, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER OF ONE THOUSAND AND NO/100 DOLLARS ($1000.00) THE SAID J/ARTHUR JONES AND WIFE, LILLIE E. JONES, HAVE EXECUTED AND DELIVERED TO THE SAID ROBERT O. CLOUSE AND WIFE, VIRGIE CLOUSE, THEIR JOINT PROMISSORY NOTE IN THE AMOUNT OF ONE THOUSAND AND NO/100 DOLLARS ($1000.00) DUE AND PAYABLE ON OR BEFORE SIX MONTHS FROM DATE AND BEARING INTEREST AT THE RATE OF 6 PER CENT PER ANNUM PAYABLE AT MATURITY; A LIEN IS HEREBY EXPRESSLY RETAINED ON THE LAND HEREIN CONVEYED TO SECURE THE PAYMENT OF SAID $1000 NOTE AND INTEREST THEREON, WE, ROBERT O. CLOUSE AND WIFE, VIRGIE CLOUSE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J.ARTHUR JONES AND WIFE, LILLIE E. JONES, 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 60 FEET OF LOT NO.16 ON THE MAP OF BUSH SPAIN'S SUBDIVISION OF PART OF THE ZACK STULL LAND, OF RECORD IN BOOK 161 PAGE 129, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO.16 FRONTS 60 FEET ON THE NORTH SIDE OF SPAIN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO A LIN .

BEING PART OF THE SAME PROPERTY CONVEYED TO ROBERT O. CLOUSE AND WIFE, VIRGIE CLOUSE, BY DEED FROM FLORENCE L. DAVIS ET VIR, OF RECORD IN BOOK 1151 PAGE 407 SAID REGISTER'S OFFICE.

THE SAID J.ARTHUR JONES AND WIFE, LILLIE E. JONES, AGREE TO KEEP THE BUILDINGS ON SAID PREMISES INSURED IN SOME RELIABLE FIRE INSURANCE COMPANY OR COMPANIES FOR AT LEAST THE SUM OF $1000 FIRE WITH EXTENDED COVERAGE UNTIL THE NOTE HEREIN SECURED AND INTEREST THEREON ARE FULLY PAID, AND TO HAVE THE LOSS, IF ANY, MADE PAYABLE ON THE POLICY OR POLICIES TO THE SAID ROBERT O. CLOUSE AND WIFE, VIRGIE CLOUSE, OR THE LAWFUL OWNER OR HOLDER OF SAID NOTE, AS THEIR INTEREST MAY APPEAR, SAID POLICY OR POLICIES TO REMAIN WITH SAID NOTE UNTIL SAID NOTE AND INTEREST THEREON WILL HAVE BEEN PAID.

I declare that I pay the ... tax imposed by the ... on the instrument and that the same is full. This 11 day of ... Robert O. Clouse, Virgie Clouse. DEPUTY REGISTER

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said J.ARTHUR JONES AND WIFE, LILLIE E. JONES, THEIR, heirs and assigns, forever, and WE do covenant with the said J. ARTHUR JONES AND WIFE, LILLIE E. JONES 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, ROBERT O. CLOUSE AND WIFE, VIRGIE CLOUSE do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said J. ARTHUR JONES AND WIFE, LILLIE E. JONES, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this TWENTIETH day of NOVEMBER 1945. 19

ROBERT O. CLOUSE
VIRGIE CLOUSE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, FRANCES BLACKBURN a Notary Public in and for said County and State, the within-named ROBERT O. CLOUSE AND WIFE, VIRGIE CLOUSE, 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 husband, the said X acknowledged the execution of the said instrument to have been done by 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 21ST day of NOVEMBER, 1945.

Commission Expires ~~day of~~ 1-4-49 ~~, 19~~ (Seal) FRANCES BLACKBURN
Notary Public.

U.S.R.S. $2.75

REC'D NOV 21, 1945 AT 2:02 P.M.

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