552 Number 46106 Recorded January 21, 1946

John B Thomas, et ux To Dick L Lansden, et ux

Book No. 1340

For and in consideration of the sum of $10.00 - Ten and No/100 - - - - - - - - - - Dollars Cash in hand paid by Dick L. Lansden and wife, Martha S. Lansden, receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption and agreement to pay by the said Dick L. Lansden and wife, Martha S. Lansden of the remaining unpaid balance of $10,375.93 on a note due First Mortgage Company of Nashville, dated May 1, 1942, for the original amount of $15,000.00, with 4½% interest, both principal and interest payable $155.55 monthly, said note being executed by Gerald S. Gimre and secured by deed of trust to E. E. Murrey, Trustee, of record in Book 1188, page 294, Register's Office for Davidson County, Tennessee, we, John B. Thomas and wife, Louise P. Thomas, have bargained and sold, and by these presents do transfer and convey unto the said Dick L. Lansden and wife, Martha S. Lansden, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lying in the 7th, formerly 11th, Civil District of said County, and being Lot No. 1 and the westerly part of Lot No. 10, of Block "A", on the Map of the First Addition to Gateway Acres, a part of the Overton Lea Estates, not of record, and described according to s survey made May 1, 1941 by Blanchard & Parrish, Engineers, as follows:

Beginning at a point in the easterly margin of Sewanee Road and running; thence northeasterly around a curve to Sugar Tree Road; thence with the southerly margin of Sugar Tree Road North 45° 20' East 73.6 feet; thence northeasterly 188.3 feet to the corner of said Lot No. 10 and continuing easterly with the southerly margin of Sugar Tree Road 117.9 feet; thence southeasterly 300 feet more or less to Lot No. 2 on the Map of said First Addition; thence South 87° 55' West with the line between said Lot No. 2 and Lots Nos. 1 and 10, 271 feet to Sewanee Road; thence northwesterly with the easterly margin of said Sewanee Road 150.4 feet to the beginning, containing 2.1 acres, more or less.

Being the same property conveyed to John B Thomas and wife, Louise P. Thomas, by deed from Lewis E. Reisner and wife, of record in Book 1315, page 223, Register's Office for said County.

The above described property is conveyed subject to restrictive covenants of record in Book 1066, page 402, and in Book 1207, page 203, said Register's Office, and subject also to a 5-foot easement between Lots Nos. 2, 1 and 10, and a 6-foot easement along the southerly margin off the premises, as reserved in the deed of record in Book 1207, page 203, said Register's Office.

It is understood and agreed that 1946 taxes are pro rated and assumed by the grantees.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Dick L Lansden and wife, Martha S Lansden, their, heirs and assigns, forever, and we do covenant with the said Dick L Lansden nd wife, Martha S Lansden 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 herein set out.

And we, John B Thomas and wife, Louise P Thomas do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Dick L Lansden and wife, Martha S Lansden, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand s, this 19th day of January 19 46

John B Thomas

Louise P Thomas

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, M G Horkins a Notary Public in and for said County and State, the within-named John B Thomas and wife, Louise P Thomas 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.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of January, 19 46

Commission Expires 18 day of July, 19 48 (Seal) M G Horkins Notary Public.

U S R S $35.75

Received January 21, 1946 at 10;00 A.M.

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Number 46060 Recorded January 21, 1946 553

Dick A Hunt, et ux To Osborne C Dodd, et ux

Book No. 1340

For and in consideration of the sum of Seventy-Three Hundred Fifty and No/100 -($7350.00) Dollars cash in hand paid by Osborne C Dodd and wife, Evelyn M Dodd, the receipt of which is hereby acknowledged, We, Dick A. Hunt and wife, Alicia Hunt, have bargained and sold, and by these presents do transfer and convey unto the said Osborne C. Dodd and wife, Evelyn M Dodd, 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 63 feet of Lot No. 2 on Kennedy and Graves' Plan of Monte Vista, as of record in Book 421, page 143, Register's Office for said County. Said part of lot No. 2 fronts 63 feet on the southerly side of McAlpine, formerly Alpine, Avenue and runs back between parallel lines, from the center of said Avenue, 388.5 feet to a dead line.

Being the same property conveyed to Dick A Hunt and wife, Alicia Hunt, by deed from Ford L Maddux and wife, of record in book 1341, page 213, said Register's Office.

The taxes for 1946 are assumed by purchasers.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Osborne C Dodd and wife, Evelyn M Dodd, their, heirs and assigns, forever, and we do covenant with the said Osborne C Dodd and wife, Evelyn M Dodd 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 the taxes for 1946, which are assumed by purchasers.

And we, Dick A Hunt and wife, Alicia Hunt do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Osborne C Dodd and wife, Evelyn M Dodd, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand s, this 16th day of January 19 46

Dick A Hunt

Alicia Hunt

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, Floyd H Adams a Notary Public in and for said County and State, the within-named Dick A Hunt and wife, Alicia Hunt 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.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of January, 19 46

Commission Expires 11 day of Aug., 19 46 (Seal) Floyd H Adams Notary Public.

U S R S $8.25

Received January 18, 1946 at 3;05 P.M.

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