NUMBER 29178

FRANK HIGGINS & JOE FRANK TO KATHERINE AITA FORD, TO HER SOLE & SEPARATE ESTATE

RECORDED JULY 2, 1945

Book No. 1341

For and in consideration of the sum of FIFTY SIX HUNDRED & ----00/100 DOLLARD OF WHICH $2631.94 HAS BEEN PAID IN CASH BY KATHERINE AITA FORD TO FRANK HIGGINS & JOE FRONK, THE RECEIPT OF WHICH PAYMENT IS HEREBY ACKMOWLEDGED AND FOR THE REMAINDER $2968.06 THE SAID KATHERINE AITA FORD HAS ASSUMED AND AGREES TO PAY THE BALANCE OF A MORTGAGE LOAN TO THE GUARANTY MORTGAGE COMPANY, DATED NOVEMBER 30, 1943 AND PAYABLE IN MONTHLY INSTALLMENTS OF $24.48 EACH WITH INTEREST RATE AT 4½ %. BOTH PRINCIPAL AND INTEREST ARE INCLUDED IN THE MONTHLY INSTALLMENTS. SAID INDEBTEDNESS IS SECURED BY A DEED OF TRUST EXECUTED BY MAUDE YARBROUGH TO HERSCHEL GREER, TRUSTEE, OF RECORD IN BOOK 1245, PAGE 123 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENN. BY INSTRUMENT IN BOOK 1064, PAGE 689 THE AVOVE DEBT WAS ASSIGNED TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, WE FRANK HIGGINS & JOE FRANK HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID KATHERINE AITA FORD, TO HER SOLE & SEPARATE ESTATE HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS NOS. 17 AND 18 OF BLOCK "H" ON THE MAP OF CHERCKEE PARK, SECTION NO.2, OF RECORD IN BOOK 547, PAGES 175 AND 176, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOTS NOS, 17 AND 18 ADJOIN AND FRONT TOGETHER 120 FEET ON THE SOUTHERLY SIDE OF CAMBRIDGE AVENUE AND RUN BACK BETWEEN LINES. 104.67 FEET ON THE WESTERLY LINE AND 114 FEET ON THE EASTERLY LINE OF LOT NO. 17 OF LOT NO. 18 TO A DEAD LINE IN THE REAR ON WHICH THEY MEASURE 120.36 FEET.

BEING THE SAME PROPERTY CONVEYED TO JOE FRANK AND FRANK HIGGINS BY DEED FROM MAUDE BARBROUGH, OF RECORD IN BOOK 1309, PAGE 413, 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 KATHERINE AITA FORD HER, heirs and assigns, forever, and WE do covenant with the said KATHERINE AITA FORD 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 RECITED, TAXES FOR 1945 WHICH HAVE BEEN ASSUMED BY THE PURCHASER, RESTRICTIONS OF RECORD IN BOOK 736, PAGE 138 AND IN BOOK 840, PAGE 696 IN SAID REGISTER'S OFFECE.

And WE do further covenant and bind OURSEEVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said KATHERINE AITA FORD, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 27TH day of JUNE, 1945.

FRANK HIGGINS

JOE FRANK

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, T. W. WRENNE a Notary Public in and for said County and State, the within-named FRANK HIGGINS & JOE FRANK 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 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 27TH. day of JUNE, 1945.

Commission Expires 7TH. day of OCTOBER, 1947. (Seal) T. W. WRENNE Notary Public.

USRS $3. 30 RECEIVED JUNE, 29, 1945 AT 1:35 P. M.
J. B.

NUMBER29168

G. R. TURBEVILLE ET UX. TO WINFIELD H. SEINER ET UX.

RECORDED JULY 2, 1945.

Book No. 1341

For and in consideration of the sum of FOUR THOUSAND SEVEN HUNDRED ($4,750.00) AND.NO /100 DOLLARS CASH IN HAND PAID BY WINFIELD H. SEINER AND WIFE, BOBBIE PULLEY SEINER, THE RECEIPT OF WHICH IS HEREBY AXKNOWLEDGED, TAXES FOR 1945, PRO-RATED.

WE, G. R. TURBEVILLE AND WIFE, LOUISE TURBEVILE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID WINFIELD H. SEINER AND WIFE, BOBBIE PULLEY SEINER, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TWO TRACTS OF LAND IN THE 5TH, FORMERLY THE 7TH, CIVIL DISTRICT OF SAID COUNTY, AS F

FIRST TRACT

FOLLOWS:/ DESCRIBED ACCORDING TO A SURVEY MADE SEPTEMBER 16, 1929, BY JOHN WILKES, CIVIL ENGINEER, AS FOLLOWS: BEGINNING IN THE CENTER OF THE MILL CREEK VALLEY ROAD AT THE SOUTHEAST CORNER OF THE SCHOOL LOT; RUNNING THENCE WITH THE CENTER OF SAID ROAD, SOUTH 45° EAST 159 FEET; SOUTH 53° EAST 350 FEET; THENCE LEAVING SAID ROAD AND RUNNING NORTH 10½° EAST 208 FEET; THENCE SOUTH 79½° EAST 9 FEET; THENCE NORTH 10½° EAST, PASSING THROUGH A WELL, 20 FEET; THENCE NORTH 79½° WEST 9 FEET; THENCE NORTH 10½° EAST 408 FEET TO THE CENTER OF THE RIGHT-OF-WAY OF THE N. C. & ST. L. RAILWAY; THENCE WITH THE CENTER OF SAID RIGHT-OF- WAY NORTH 55° WEST 289 FEET; THENCE SOUTH 40° WEST 320 FEET TO THE NORTHERLY LINE OF SAID SCHOOL LOT; THENCE WITH THE NORTHERLY LINE OF SAID LOT, SOUTH 45° EAST 89 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WITH THE EAST LINE OF SAID LOT, SOUTH 40° WEST 241 FEET TO THE BEGINNIN G CONTAINING 5½ ACRES, MORE OR LESS. BEING THE SAME PROPERTY CONVEYED TO G. R. TURBEVILLE AND WIFE, LOUISE TURBEBILLE, BY DEED FROM LEIGHTON MOORE AND HUSBAND, OF RECORD IN BOOK 911, PAGE 349, REGISTER'S OFFICE FOR SAID COUNTY.

SECOND TRACT: A STRIP OF LAND THREE BY TWENTY FEET, DESCRIBED PARTLY ACCORDING TO A SURVEY MADE JUNE 10, 1935, BY ERLE DRAKE, COUNTY SURVEYOR FOR SAID COUNTY, AS FOLLOWS: BEGINNING AT A POINT NORTH 10° 30' EAST 208 FEET FROM THE CENTER OF MILL CREEK-BALLEY ROAD IN THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CLARENCE B TURNER AND WIFE, ETHEL J. TURNER, BY DEED FROM MRS. GERTRUDE GAY, ET AL., OF RECORD IN BOOK 794, PAGE 209, REGISTER'S OFFICE FOR SAID COUNTY; AND RUNNING THENCE NORTH 10° 30' EAST 20 FEET; THENCE SOUTH 79° 30' EAST 3 FEET; THENCE SOUTH 10° 30' WEST 20 FEET; THENCE NORTH 79° 30' WEST 3 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO G. R. TURBEVILLE AND WIFE, LOUISE TURVEVILLE BY DEED FROM GERTRUDE GAY, ET AL., OF RECORD IN BOOK 1308, PAGE 664. REGISTER'S OFFICE FOR SAID COUNTY.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said WINFIELD H. SEINER AND WIFE, BOBBIE PULLEY SEINER, THEIR, heirs and assigns, forever, and WE do covenant with the said WINFIELD H. SEINER AND WIFE, BOBBIE PULLEY SEINER, 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 do further covenant and bind CURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said WINFIELD H. SEINER AND WIFE, BOBBIE PULLEY SEINE4, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 26TH. day of JUNE, 1945

G. R. TURBEVILLE

LOUISE TURBEVILLE

WINFIELD G. SEINER

BOBBIE PULLEY SEINER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ROBT. F. MAURY a Notary Public in and for said County and State, the within-named G. R. TURBEVILLE AND WIFE, LOUISE TURBEVILLE 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 freely, voluntarily, and understandingly X without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 29TH. day of JUNE, 1945.

Commission Expires 12TH day of JULY, 1947 (Seal) ROBT. F. MAURY Notary Public.

RSRS $5.50 RECEIVED JUNE 29, 1945 AT11:56 A. M.
J. B.