Book No. 1341

For and in consideration of the sum of TWO THOUSAND SIX HUNDRED ($2,600.00) AND NO/100 DOLLARS CASH IN HAND PAID BY THERSA PAUL CLARK AND WIFE, PAULINE HARGIS CLARK, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I, LUCY H.KIDWELL, A WIDOW, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID THERSA PAUL CLARK AND WIFE PAULINE HARGIS CLARK, 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.17 ON THE MAP OF THE SUBDIVISION OF TRACT NO.1, FOREST PARK ACREAGE TRACTS, MADISON, TENNESSEE, AS OF RECORD IN BOOK 843, PAGE 81, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO.17 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF EAST MAPLE STREET AND RUNS BACK BETWEEN PARALLEL LINES 194 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO W.Z.KIDWELL AND WIFE LUCY H.KIDWELL, BY DEED FROM BERNICE D. WAGGONER AND WIFE, MARGARET WAGGONER, OF RECORD IN BOOK 1284, PAGE 566, SAID REGISTERS OFFICE.

TAXES FOR THE YEAR 1945 PRO-RATED AS OF JULY 1, 1945 AND ASSUMED BY PURCHASER.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said THERSA PAUL CLARK AND WIFE PAULINE HARGIS CLARK, THEIR, heirs and assigns, forever, and I do covenant with the said THERSA PAUL CLARK AND WIFE PAULINE HARGIS CLARK 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 do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said THERSA PAUL CLARK AND WIFE, PAULINE HARGIS CLARK, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 7TH day of JULY, 1945.

LUCY H.KIDWELL.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, WADE SAIN a Notary Public in and for said County and State, the within-named LUCY H.KIDWELL the bargainor, with whom I am personally acquainted, and who acknowledged that SHE 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 13TH day of JULY, 1945.

Commission Expires 4 day of APRIL, 1948. (Seal) WADE SAIN, Notary Public.

U.S.R.S. $3.30.
RECD JULY 17, 1945 AT 12:15 P M

10052

Book No. 1341

For and in consideration of the sum of SIX THOUSAND SIX HUNDRED FIFTY AND NO/100 -($6,650.00) DOLLARS CASH IN HAND PAID BY ZACK G.DRAKE AND WIFE, LILLIAN LAMB DRAKE, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, WAYNE FANNING AND WIFE, MARY NELL FANNING HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ZACK G.DRAKE AND WIFE, LILLIAN LAMB DRAKE, 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.2 OF BLOCK "B" ON THE MAP OF BELMONT TERRACE ANNEX NO.4, AS OF RECORD IN BOOK 974, PAGE 97, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO.2 FRONTS 65 FEET ON THE SOUTHWESTERLY SIDE OF PRIMROSE CIRCLE AND RUNS BACK BETWEEN LINES, 162.5 FEET ON THE NORTHWESTERLY LINE AND 160 FEET ON THE SOUTHWESTERLY LINE TO THE RIGHT-OF-WAY OF THE TENNESSEE CENTRAL RAILROAD ON WHICH IT MEASURES 70.8 FEET.

BEING THE SAME PROPERTY CONVEYED TO WAYNE FANNING AND WIFE, MARY NELL FANNING, BY DEED FROM JOSEPH MARTIN, TRUSTEE, OF RECORD IN BOOK 1237, PAGE 666, SAID REGISTERS OFFICE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIVE COVENANTS, EASMENTS, AND SET-BACK LINES AS ARE APPLICABLE TO THE PROPERTY ABOVE DESCRIBED.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said ZACK G.DRAKE AND WIFE, LILLIAN LAMB DRAKE, THEIR, heirs and assigns, forever, and WE do covenant with the said ZACK G.DRAKE AND WIFE, LILLIAN LAMB DRAKE 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 TAXES FOR 1945 WHICH HAVE BEEN PRO-RATED AND ASSUMED BY THE GRANTEES.

And WE, WAYNE FANNING AND WIFE, MARY NELL FANNING do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said ZACK G.DRAKE AND WIFE, LILLIAN LAMB DRAKE, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 6TH day of JULY, 1945.

WAYNE FANNING

MARY NELL FANNING

STATE OF ~~TENNESSEE, DAVIDSON COUNTY.~~ LOUISANA ORLEANS PARISH.

Personally appeared before me, A.H.REED a Notary Public in and for said County and State, the within-named WAYNE FANNING AND WIFE, MARY NELL FANNING, 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~~, NEW ORLEANS, LOUISANA this 9TH day of JULY, 1945.

Commission Expires ~~day of~~ AT DEATH ~~, 19~~ (Seal) A.H.REED, Notary Public.

U.S.R.S. $7.70.
RECD JULY 17, 1945 AT 2:45 P M