NUMBER 31238
GILBERT SMITH

RECORDED JULY 31, 1945
TO MAURICE H. SPENCER, ET UX

BOOK MARSHALL & BRUCE CO. NASHVILLE

Book No. 1341

For and in consideration of the sum of TWO HUNDRED FIFTY ($250.00) AND NO/100 DOLLARS CASH IN HAND PAID BY MAURICE H. SPENCER AND WIFE, LILA JOHNSON SPENCER, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, GILBERT SMITH, UNMARRIED HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MAURICE H. SPENCER AND WIFE, LILA JOHNSON SPENCER, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 13TH, FORMERLY THE 23RD, CIVIL DISTRICT OF SAID COUNTY, BEING THE SOUTHERLY 25 FEET OF LOT NO. 10 OF BLOCK "AA" ON THE REVISED MAP OF FAIRVIEW SUBDIVISION, AS OF RECORD IN BOOK 1130, PAGE 54, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 10 FRONTS 25 FEET ON THE WESTERLY SIDE OF TENNESSEE HIGHWAY NO. 112 AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

BEING PART OF THE PROPERTY CONVEYED TO GILBERT SMITH BY DEED FROM LILLARD T. APPLE AND WIFE, OF RECORD IN BOOK 1341, PAGE 117, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN DEED FROM HOMELAND, INC. TO LILLARD T. APPLE AND WIFE, OF RECORD IN BOOK 1217, PAGE 289, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MAURICE H. SPENCER AND WIFE, LILA JOHNSON SPENCER, THEIR, heirs and assigns, forever, and I do covenant with the said MAURICE H. SPENCER AND WIFE, LILA JOHNSON SPENCER 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 MAURICE H. SPENCER AND WIFE, LILA JOHNSON SPENCER, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 24TH day of JULY 19 45

GILBERT SMITH

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E. B. WALTON a Notary Public in and for said County and State, the within-named GILBERT SMITH, UNMARRIED the bargainor, with whom I am personally acquainted, and who acknowledged that HE 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 acknXwledged 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 26 day of JULY, 19 45

Commission Expires 5 day of APRIL, 19 49 (Seal) E.B. WALTON
Notary Public.

U.S.R.S. $.55
RECEIVED JULY 30, 1945 AT 10.10 A.M.
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NUMBER 31239
E. B. WOODROOF, ET UX

RECORDED JULY 31, 1945
TO HERSCHEL M. STINSON, ET UX

BOOK MARSHALL & BRUCE CO. NASHVILLE

Book No. 1341

For and in consideration of the sum of ONE THOUSAND SIX HUNDRED ($1600.00) AND NO/100 DOLLARS CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, E.B. WOODROOF AND WIFE, HAZEL M. WOODROOF HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID HERSCHEL M. STINSON AND WIFE, JANNIE M. STINSON, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE SOUTHERLY 50 FEET OF LOTS NOS. 501 AND 503 OF BLOCK NO. 83, PLAN NO. 1, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOTS NOS. 501 AND 503 FRONTS 50 FEET ON THE WESTERLY SIDE OF 46TH AVENUE NORTH, FORMERLY 5TH STREET, AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE NORTHERLY MARGIN OF INDIANA AVENUE, 60 FEET TO THE EASTERLY LINE OF LOT NO. 505 OF SAID BLOCK.

BEING PART OF THE PROPERTY CONVEYED TO E.B. WOODROOF AND WIFE, HAZEL M. WOODROOF, BY DEED FROM WALTER G. MONTGOMERY AND WIFE, DATED APRIL 6, 1929, OF RECORD IN BOOK 772, 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 HERSCHEL M. STINSON AND WIFE, JANNIE M. STINSON, THEIR, heirs and assigns, forever, and WE do covenant with the said HERSCHEL M. STINSON AND WIFE, JANNIE M. STINSON 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, E.B. WOODROOF AND WIFE, HAZEL M. WOODROOF do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said HERSCHEL M. STINSON AND WIFE, JANNIE M. STINSON, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 28 day of JULY 19 45

E. B. WOODROOF

HAZEL M. WOODROOF

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, H. E. BERNAL a Notary Public in and for said County and State, the within-named E.B. WOODROOF AND WIFE, HAZEL M. WOODROOF the bargainorS, 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 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 28 day of JULY, 1945

Commission Expires 4 day of OCTOBER, 19 48 (Seal) H. E. BERNAL
Notary Public.

U.S.R.S. $2.20
RECEIVED JULY 30, 1945 AT 12:54 P.M.
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