NUMBER 32351

IDEANE BASKIN MARTIN, ET VIR

RECORDED AUGUST 13, 1945

TO TALMADGE D. SMITH, ET UX

Book No. 1341

For and in consideration of the sum of $3000.00 THREE THOUSAND AND NO/100 - - - - DOLLARS CASH IN HAND PAID BY TALMADGE D. SMITH AND WIFE, BIRDIE SPICER SMITH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, IDEANE BASKIN MARTIN AND HUSBAND, W.B. MARTIN HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID TALMADGE D. SMITH AND WIFE, BIRDIE SPICER SMITH, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 OF BLOCK 3 ON THE MAP OF CHARLOTTE PARK COMPANY'S SECOND ADDITION, OF RECORD IN BOOK 57, PAGES 150 AND 151, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 8 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF CHARLOTTE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO RUCKER BASKIN AND WIFE, IDEANE BASKIN, BY DEED FROM J. W. VAUGHN AND WIFE, OF RECORD IN BOOK 644, PAGE 390, THE SAID RUCKER BASKIN HAVING SINCE DIED, AND THE SAID IDEANE BASKIN HAVING SINCE MARRIED ONE MARTIN.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said TALMADGE D SMITH AND WIFE, BIRDIE SPICER SMITH THEIR, heirs and assigns, forever, and WE do covenant with the said TALMADGE D. SMITH AND WIFE, BIRDIE SPICER SMITH 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 1945 TAXES WHICH HAVE BEEN PRORATED AND ARE HEREBY ASSUMED BY THE SAID TALMADGE D SMITH AND WIFE, BIRDIE SPICER SMITH

And WE, IDEANE BASKIN MARTIN AND HUSBAND, W B MARTIN do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said TALMADGE D. SMITH AND WIFE, BIRDIE SPICER SMITH THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 21ST day of JULY 1945.

IDEANE BASKIN MARTIN

W B MARTIN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LOUISE L RYE, a Notary Public in and for said County and State, the within-named IDEANE BASKIN MARTIN AND HUSBAND W B MARTIN 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 6TH day of AUGUST, 1945

Commission Expires 22 day of JANUARY, 1949 (Seal) LOUISE L. RYE

Notary Public.

U.S.R.S. $3.30

RECEIVED AUGUST 10, 1945 AT 3:48 P.M.

NUMBER 32389

ROSIE M. CORLEW

RECORDED AUGUST 13, 1945

TO HENRY F. BERWALDT ET UX

Book No. 1341

For and in consideration of the sum of $10.00 TEN AND NO/100 DOLLARS CASH IN HAND PAID BY HENRY F. BERWALDT AND WIFE, AUDREY L. BERWALDT, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, INCLUDING THE ASSUMPTION BY THE SAID HENRY F. BERWALDT AND WIFE AUDREY L. BERWALDT, AND AGREEMENT TO PAY THE REMAINING UNPAID BALANCE OF A NOTE DUE FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE, IN THE ORIGINAL AMOUNT OF $4,900.00, DATED NOVEMBER 7, 1944, WITH INTEREST AT 4½% PER ANNUM, BOTH PRINCIPAL AND INTEREST PAYABLE $31.02 MONTHLY, SAID NOTE BEING EXECUTED BY LLOYD F. BUTTS AND WIFE SARAH FRANCES BUTTS, AND SECURED BY DEED OF TRUST OF RECORD IN BOOK 1245, PAGE 183, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, I, ROSIE M. CORLEW, BY VIRTUE OF THE POWER AND AUTHORITY VESTED IN ME BY DEED FROM LLOYD F. BUTTS AND WIFE, OF RECORD IN BOOK 1315, PAGE 249, SAID REGISTER'S OFFICE, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID HENRY F. BERWALDT AND WIFE AUDREY L. BERWALDT, 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. 33 ON THE MAP OF LINDEN PLACE, OF RECORD IN BOOK 547, PAGES 121 AND 122, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 33 FRONTS 68 FEET ON THE SOUTHERLY SIDE OF LINDEN PLACE AND RUNS BACK BETWEEN LINES, 174 FEET ON THE EASTERLY LINE AND 179 FEET ON THE WESTERLY LINE, ALONG THE EASTERLY MARGIN OF 25TH AVENUE SOUTH, FORMERLY FULLER AVENUE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 68 FEET.

BEING THE SAME PROPERTY CONVEYED TO ROSIE M. CORLEW, TO HER SOLE AND SEPARATE ESTATE, BY DEED FROM LLOYD F. BUTTS AND WIFE, OF RECORD IN BOOK 1315, PAGE 249, SAID REGISTER'S OFFICE.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN THE DEED OF RECORD IN BOOK 538, PAGE 320, 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 HENRY F. BERWALDT AND WIFE AUDREY L. BERWALDT, THEIR, heirs and assigns, forever, and I do covenant with the said HENRY F. BERWALDT AND WIFE AUDREY L. BERWALDT 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. EXCEPT AS HEREIN SET OUT, AND BY 1945 STATE AND COUNTY TAXES WHICH ARE PRORATED AS OF THIS DATE AND ASSUMED BY THE PURCHASERS.

And I, ROSIE M. CORLEW do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said HENRY F. BERWALDT AND WIFE AUDREY L. BERWALDT, THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand, this 10TH day of AUGUST 1945

ROSIE M. CORLEW

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LOUISE EDWARDS a Notary Public in and for said County and State, the within-named ROSIE M. CORLEW 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 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 10TH day of AUGUST, 1945

Commission Expires 8 day of JULY, 1947 (Seal) LOUISE EDWARDS

Notary Public.

RECEIVED AUGUST 11, 1945 AT 10:38 A.M. - USRS $4.40 - DG