Book No. 1344

For and in consideration of the sum of Five ($5.00) Dollars cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by M. J. Banniza and wife, Mary E. Banniza of the balance of an indebtedness in the amount of $2952.03 secured by a deed of trust on the property herein conveyed, executed by Wilford Hall Wood, Jr. and wife to Louis Leftwich, Jr., Trustee, of record in Book 1294, page 118, to secure Fidelity Federal Savings & Loan ASsociation one note, dated Sept. 13, 1944, for $3250.00, with 5% interest, both principal and interest payable $35.65 monthly.

Wilford Hall Wood, Jr. and wife, Elvie R. Wood, have bargained and sold, and by these presents do transfer and convey unto the said M. J. Banniza and wife, Mary E. Banniza, 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 5th, formerly 7th Civil District of Davidson County, Tennessee, being a part of Tract No. 1 assigned to H. M. Williams of the Edward L. Ensley Lands, as of record in Minute Book "J", page 782, of the County Court for said County, and described as follows: Beginning at a point in the center line of Old Tusculum Road South 77½° West 178 feet from the original northeast corner of said Tract No. 1, being the northwest corner of a .9 acre tract conveyed to J. M. Pearre and wife by deed of record in Book 1126, page 281, Register's Office for said County; thence with the westerly line of said .9 acre tract conveyed to said Pearre, and with the westerly line of another small tract conveyed to J. M. Pearre by deed of record in Book 1238, page 107, said Register's Office, South 4½° East 314 feet to a point, the southwest corner of the second tract conveyed to said Pearre, and the southeast corner of the property herein described; thence South 84° West 156.75 feet to a point; thence North 5½° East 300.2 feet to a point in the center line of Old Tusculum Road; thence with the center line of said Road North 77½° East 165 feet to the point of beginning, containing 1.06 acres.

Being the same property conveyed to Wilford Hall Wood, Jr. and wife, Elvie R. Wood, by deed from Jesse M. Pearre and wife, of record in Book 1306, page 13, 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 M. J. Banniza and wife, Mary E. Banniza their, heirs and assigns, forever, and we do covenant with the said M. J. Banniza and wife, Mary E. Banniza 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 Wilford Hall Wood, Jr. and wife, Elvie R. Wood do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said M. J. Banniza and wife, Mary E. Banniza, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this 27th day of August 1945

Wilford Hall Wood, Jr.

Elvie R. Wood

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, Foster Jones a Notary Public in and for said County and State, the within-named Wilford Hall Wood, Jr. and wife, Elvie R. Wood the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

And XXx wife of the said, having appeared before me privately and apart from husband, the said 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 August, 1945

Commission Expires 11 day of October, 19 48 (Seal) Foster Jones Notary Public.

USRS $3.30
Received August 30, 1945, at 2:30 p.m.
ESB

Book No. 1344

For and in consideration of the sum of ($3500.00) Three Thousand Five Hundred and no/100 Dollars cash in hand paid by Katherine Cornwell Hitchcock, receipt of which is hereby acknowledged,

I, William Robert Close, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said Katherine Cornwell Hitchcock, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 307 of Block No. 14 in the Charlotte Park Company's First Addition to Nashville, a plan of which is of record in Book 57, page 102, Register's Office for said County.

Said Lot No. 307 fronts 50 feet on the northerly side of Nevada, formerly 3rd, Avenue and runs back between parallel lines 180 feet to an alley.

Said property was devised to William Robert Close by will of Ruth Barton Bozler, deceased, of record in Will Book 60, page 254, County Court 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 Katherine Cornwell Hitchcock, her, heirs and assigns, forever, and I do covenant with the said Katherine Cornwell Hitchcock 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 taxes for the year 1945 which have been prorated and assumed by the grantee herein.

And I, William Robert Close, unmarried do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Katherine Cornwell Hitchcock, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this 28th day of August 1945

William Robert Close

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E. R. Pegram a Notary Public in and for said County and State, the within-named William Robert Close, unmarried the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

And XXXx wife of the said, having appeared before me privately and apart from husband, the said 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 28th day of August, 1945

Commission Expires 4th day of April, 1948 (Seal) E. R. Pegram Notary Public.

USRS $3.85
Received August 30, 1945, at 2:37 p.m.
ESB