NUMBER 36117 RECORDED ~~XXX~~ OCT 1, 1945 J.T. HUDSON ET UX TO MARGUERITE MARTIN

Book No. 1344

For and in consideration of the sum of FOUR HUNDRED ($400.00) AND NO/100 - -DOLLARS CASH IN HAND PAID BY MARGUERITE MARTIN, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED WE, J.T. HUDSON AND WIFE, LILLIE HUDSON HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MARGUERITE MARTIN, 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.71 ON THE PLAN OF JOYWOOD, AS OF RECORD IN BOOK 974 PATE 45, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.71 FRONTS 50 FEET ON THE NORTHERLY SIDE OF EDWARDS AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO J.T. HUDSON AND WIFE, LILLIE HUDSON, BY DEED FROM ALLEN DOBSON AND WIFE, OF RECORD IN BOOK 1116 PAGE 185 REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJEC TO RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT EXECUTED BY ALLEN DOBSON, OF RECORD IN BOOK 1066 PAGE 101, ALSO ADDITIONAL RESTRICTIONS CONTAINED IN AN INSTRUMENT EXECUTED BY ALLEN DOBSON ET AL OF RECORD IN BOOK 1086 PAGE 208, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

TAXES FOR 1945 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 MARGUERITE MARTIN, HER, heirs and assigns, forever, and WE do covenant with the said MARGUERITE MARTIN 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 OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said MARGUERITE MARTIN, HER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 2ND day of MARCH 1945.

J.T. HUDSON
LILLIE HUDSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MRS. VERNA JARRETT a Notary Public in and for said County and State, the within-named J.T. HUDSON AND WIFE, LILLIE HUDSON 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, 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 5TH day of MARCH, 1945.

Commission Expires 8 day of OCT, 1946 (Seal) MRS. VERNA JARRETT
Notary Public.

U.S.R.S. $.55
RECD SEPT 29, 1945 AT 10:25 A.M.
C

NUMBER 36085 RECORDED OCTOBER 1ST, 1945.
PANSY B. DODGE ET VIR., TO ERNEST TUBB.

Book No. 1344

For and in consideration of the sum of $800.00 EIGHT HUNDRED AND NO/100 ---- DOLLARS CASH IN HAND PAID, BY ERNEST TUBB, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, PANSY B. DODGE AND HUSBAND, J.S.DODGE HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ERNEST TUBB, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS NOS. 6 AND 7 OF BLOCK "E" ON THE MAP OF CRESTVIEW ESTATES, AS OF RECORD IN BOOK 843, PAGE 81, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOTS NOS. 6 AND 7 FRONT TOGETHER 202 FEET ON THE EASTERLY SIDE OF BROOKS AVENUE AND RUN BACK BETWEEN PARALLEL LINES 157.4 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO PANSY B. DODGE BY TWO DEEDS, ONE FROM GEO. B.GRAVES AND WIFE, OF RECORD IN BOOK 1236, PAGE 226, AND THE OTHER FROM R.R.MINCY AND WIFE, OF RECORD IN BOOK 1295, PAGE 49, SAID REGISTERS OFFICE.

RESTRICTIVE COVENANTS CONTAINED IN DEED FROM GEO.B.GRAVES AND WIFE TO E.W. THOMPSON AND WIFE, OF RECORD IN BOOK 1198, PAGE 496 RODC, TENN. ON LOT NO.7_

RESTRICTIVE COVENANTS CONTAINED IN DEED FROM GEO.B.GRAVES AND WIFE TO PANSY DODGE, OF RECORD IN BOCK 1236, PAGE 226, RODC, TENN. ON LOT NO.6_

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said ERNEST TUBB, HIS, heirs and assigns, forever, and WE do covenant with the said ERNEST TUBB 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 THE BUYER ASSUMES AND AGREES TO PAY_

And WE, PANSY B.DODGE AND HUSBAND, J.S.DODGE do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said ERNEST TUBB, HIS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 22D day of SEPT. 1945.

J.S. DODGE
PANSY B.DODGE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MYRTLE DAVIS a Notary Public in and for said County and State, the within-named PANSY B.DODGE AND HUSBAND, J.S.DODGE 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, having appeared before me privately and apart from 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 22ND day of SEPT. 1945

Commission Expires 8 day of OCT. 1945. (Seal) MYRTLE DAVIS.
Notary Public.

U.S.R.S. $1.10
RECD SEPT. 29, 1945 AT 10:21 A M