NUMBER 36485 RECORDED OCT. 4, 1945.
M.C.BRYANT TO GRACE JACKSON.

Book No. 1344

For and in consideration of the sum of FIVE ($5.00) DOLLARS IN CASH, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE SAME HAVING BEEN PAID BY GRACE JACKSON, THE RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED,

I, MAGGIE C.BRYANT, UNMARRIED, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID GRACE JACKSON, HER HEIRS AND ASSIGNS, A REMAINDER INTEREST AFTER MY DEATH IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

THE SOUTHERLY 35 FEET, 9 INCHES OF LOTS NOS. 436, 437, AND 438 ON THE MAP OF MAURY AND CLAIBORNE'S SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 5, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOTS NOS. 436, 437 AND 438 FRONTS 35 FEET, 9 INCHES ON THE EASTERLY SIDE OF CLAIBORNE STREET AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE NORTHERLY MARGIN OF TRIMBLE STREET, 120 FEET TO A DEAD LINE.

AND BEING THE SAME PROPERTY CONVEYED TO ME BY DEED RECORDED IN BOOK 898, PAGE 642, R.O.D.C. TENN.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRACE JACKSON HER, heirs and assigns, forever, and I do covenant with the said GRACE JACKSON 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, MAGGIE C. BRYANT, UNMARRIED, do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said GRACE JACKSON, HER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 3 day of OCTOBER, 1945.

MAGGIE C.BRYANT.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, CHAS.H.RUTHERFORD,JR. a Notary Public in and for said County and State, the within-named MAGGIE C. BRYANT 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 3 day of OCTOBER, 1945.

Commission Expires ~~day of~~ 7-5-47 ~~19~~ (Seal) CHARLES H.RUTHERFORD,JR.
Notary Public.

RECD OCT. 3, 1945 AT 3:16 P M

Number 36493 Recorded October 4, 1945 603

Louise Cain Cowan, e t vir To: Lera Phelpot Moore

Book No. 1344

For and in consideration of the sum of Five Dollars ($5.00) and other valuable considerations paid by Lera Phelpot Moore of Nashville, Tennessee, receipt of which is hereby acknowledged, we Louise Cain Cowan and husband Robert H. Cowan, do hereby bargain and sell and by these presents do transfer, sell, convey and confirm unto the said Lera Phelpot Moore, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 6 of Block "C" on the plan of Inglewood Golf Club Subdivision, as of record in Book 843, page 65, R.O.D.C., Tennessee; said lot No. 6 fronts 70 feet on the easterly side of Stratford Avenue, and runs back with the northerly margin of Shelton Avenue, between parallel lines, 150 feet to a dead line; being the same lot No. 6 conveyed, together with other lots, to the said Edna Gunn Little, by deed of John W. Little, of record in Book 1117, page 305, R.O.D.C., Tennessee, being the same property conveyed by John W. Little and wife, Edna Gunn Little, to Louise Cain Cowan and husband, Robert H. Cowan, by Deed dated June 6, 1940, of record in Book 1139, page 226, R.O.D.C., Tennessee.

Said lot is encumbered by restrictive covenants contained in an instrument executed by Edna Gunn Little et al., recorded in Book 918, page 759, R.O.D.C., Tennessee.

Said lot is conveyed in this Deed subject to all existing restrictions as to building, use, occupancy, etc.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Lera Phelpot Moore, her, heirs and assigns, forever, and we do covenant with the said Lera Phelpot Moore 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 Louise Cain Cowan and husband, Robert H Cowan do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said Lera Phelpot Moore, her heirs and assigns, against the lawful claims of all persons whomsoever.

All taxes for the year 1945 are assumed by the purchaser

Witness our hand s, this 16 day of May 19 45

Louise Cain Cowan

Robert H Cowan

STATE OF TENNESSEE, DAVIDSON COUNTY.

Before me, the undersigned a Notary Public in and for the aforesaid County and State, personally appeared Louise Cain Cowan and husband Robert H Cowan, with whom I am personally acquainted who, upon oath, and who acknowledged that they executed the foregoing 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 16 day of May, 19 45

Commission Expires 10-6-46 (Seal) Lorene Cato
Notary Public.

Received October 3, 1945 at 3;24 P.M.
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