Number 42481 — Recorded December 7, 1945

Nashville Sash & Door Company — To R Bernard Mann, et ux

STAMP: MARSHALL & BRUCE CO. NASHVILLE

Book No. 1345

For and in consideration of the sum of Eight Hundred ($800.00) and no/100 - - - Dollars cash in hand paid by R. Bernard Mann and wife, Lena Dees Mann, the receipt of which is hereby acknowledged. Nashville Sash and Door Company, a partnership, composed of H H McAlister, W L Robertson and W F Green, has bargained and sold, and by these presents do transfer and convey unto the said R Bernard Mann and wife, Lena Dees Mann, 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 75 feet of Lot No. 20 on the Map of Woodmont Park Subdivision as of record in book 547, page 148, Register's Office for said County.

Said part of lot No. 20 fronts 75 feet on the easterly side of Estes Avenue, formerly Compton Road, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Nashville Sash and Door Company by deed from Charles Phillips and wife, of record in book 882, page 673, said Register's Office.

This conveyance is made subject to restrictive covenants contained in deed from A. J. Linx, Trustee et al., to Chas. Phillips, of record in book 754, page 342, 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 R Bernard Mann and wife, Lena Dees Mann, their, heirs and assigns, forever, and we do covenant with the said R Bernard Mann and wife, Lena Dees Mann 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 R Bernard Mann and wife, Lena Dees Mann, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this 22nd day of Novebber 1945

Nashville Sash & Door Co

By H H McAlister
W L Robertson
W F Green

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, R Eugene Myers a Notary Public in and for said County and State, the within-named H H McAlister, W L Robertson nd W F Green 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 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 4 day of Dec., 1945

Commission Expires 6 day of Jan, 1947 (Seal) R Eugene Myers Notary Public.

U S R S $1.10

Rec'd December 6, 194 at 2;07 P.M.

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Number 42297 — Recorded December 5, 1945

E Ewing Keith, et ux — To Mrs Anna Weaver Hobbs

STAMP: MARSHALL & BRUCE CO. NASHVILLE

Book No. 1345

For and in consideration of the sum of Eleven Thousand ($11,000.00) - - - - - Dollars cash in hand paid to us by Mrs Anna Weaver Hobbs, the receipt of which is hereby acknowledged, we, E. Ewing Keith and wife, Patricia Keith, have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Anna Weaver Hobbs, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Being the westerly parts of Lots 67 and 68 on the plat of the New Golf Club Subdivision, as of record in Book 42, page 104, R.O.D.C., Tenn., described as follows: Beginning in the southerly margin of Warner Place at a point 131 feet west of the westerly margin of Highland Ave., being the northwest corner of the property conveyed to J.P.W. Brown, by deed from Robert Rives and wife, of record in book 714, page 487, said R.O.; thence with said Brown's westerly line, southwardly 208 feet, more or less, to the line between lots 68 and 69 at a point 125 feet, west of the westerly margin of Highland Ave.; thence with the line between lots 68 and 69, westwardly 125 feet; thence northwardly 251 feet to the southerly margin of Warner Place; thence with the southerly margin of Warner Place; eastwardly 132 feet, 2 inches to the beginning. See book 675, page 590, Being the same property conveyed to Elmer E Wilson and wife, Catherine Wilson, by deed from Robert Rives and wife, Eleanor Rives, of record in Book 766, page 42, and being the same property conveyed by Elmer E Wilson and wife, Catherine Wilson, to E. Ewing Keith and wife, by deed of record in Book 721, page 277, R.O.D.C., reference to which is made.

Taxes for 1945 are prorated between the parties.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said - - - Mrs Anna Weaver Hobbs, her, heirs and assigns, forever, and E. Ewing Keith and wife, Patricia Keith do covenant with the said Mrs Anna Weaver Hobbs 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 Ewing Keith and wife, Patricia Keith do further covenant and bind ourselves - - heirs and representatives, to warrant and forever defend the title to said land to the said Mrs Anna Weaver Hobbs, her, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this fourth day of December 1945.

E Ewing Keith

Patricia Keith

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, Ada Louise Sherrill a Notary Public in and for said County and State, the within-named E Ewing Keith and wife, Patricia Keith the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

And Patricia Keith wife of the said E Ewing Keith, having appeared before me privately and apart from her husband, the said Patricia Keith acknowledged the execution of the said instrument to have been done by her freely, voluntarily, and understandingly, without compulsion or constraint from her said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this fourth day of December, 1945

Commission Expires 20 day of July, 1949 (Seal) Ada Louise Sherrill Notary Public.

U S R S $12.10

Received December 5, 1945 at 11;02 A.M.

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