NUMBER 47965 — RECORDED FEBRUARY 7, 1946

476 J. E. LATTURE AND WIFE, DOROTHY M. LATTURE -TO- WILLIAM GORDON CUTRELL AND WIFE ELISE RUSSELL CUTRELL

Book No. 1349

For and in consideration of the sum of TEN & NO/100 DOLLARS CASH IN HAND PAID BY WILLIAM GORDON CUTRELL AND WIFE, ELISE RUSSELL CUTRELL AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED AND FOR THE FURTHER CONSIDERATION OF THE ASSUMPTION BY THE SAID WILLIAM GORDON CUTRELL AND WIFE, ELISE RUSSELL CUTRELL, OF AN INDEBTEDNESS IN THE AMOUNT OF $2302.73 DUE THE FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE, WHICH IS SECURED BY A VENDOR'S LIEN RETAINED IN DEED OF RECORD IN BOOK 1118, PAGE 671, ALSO BY DEED OF TRUST OF RECORD IN BOOK 1170, PAGE 215, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. WE, J. E. LATTURE AND WIFE DOROTHY M. LATTURE HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID WILLIAM GORDON CUTRELL AND WIFE ELISE RUSSELL CUTRELL, 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. 30 AND THE EAST 20 FEET OF LOT NO. 29 ON THE MAP OF M. N. YOUNG'S INGLEWOOD ANNEX, OF RECORD IN BOOK 547, PAGE 197, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT AND PART OF SAID LOT ADJOIN AND FRONT TOGETHER 70 FEET ON THE NORTHERLY SIDE OF NORVEL AVENUE AND RUN BACK 125 FEET 5 INCHES ON THE WEST LINE AND 124 FEET ON THE EAST LINE, TO A DEAD LINE ON WHICH THEY MEASURE 70 FEET.

BEING THE SAME PROPERTY CONVEYED TO J. E. LATTURE AND WIFE DOROTHY M. LATTURE BY TWO DEEDS, ONE FROM ANNETTE GLOVER, OF RECORD IN BOOK 1199, PAGE 300, AND THE OTHER FROM STEWART MCDONALD, FEDERAL HOUSING ADMINISTRATOR, OF RECORD IN BOOK 1118, 671, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIVE COVENANTS APPLICABLE TO THE ABOVE DESCRIBED PROPERTY.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said WILLIAM GORDON CUTRELL AND WIFE ELISE RUSSELL CUTRELL, THEIR, heirs and assigns, forever, and WE do covenant with the said WILLIAM GORDON CUTRELL AND WIFE ELISE RUSSELL CUTRELL 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 AS HEREINABOVE STATED ALSO TAXES WHICH HAVE BEEN PRORATED AND ARE ASSUMED BY THE GRANTEES HEREIN.

And WE, J. E. LATTURE AND WIFE DOROTHY M. LATTURE do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said WILLIAM GORDON CUTRELL AND WIFE ELISE RUSSELL CUTRELL, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 5TH day of FEBRUARY 1946

J. E. LATTURE

DOROTHY M. LATTURE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, C. A. LILLARD a Notary Public in and for said County and State, the within-named J. E. LATTURE AND WIFE DOROTHY M. LATTURE the bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

XXX 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 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 FEBRUARY, 1946

Commission Expires 6 day of JULY, 1946 (Seal) C. A. LILLARD Notary Public.

RECEIVED FEB. 6, 1946 AT 2:45 P.M. - USRS $7.15 - DG

Number 47936 — Re-Recorded February 7, 1946

Earl A Sexton, et ux — To L W Adams, et ux

477

Book No. 1349

For and in consideration of the sum of $10.00 - Ten and No/100 - - - - - - - - - - Dollars Cash in hand paid by R. W. Adams, the receipt of which is hereby acknowledged, and other good and valuable considerations including the assumption by the said R. W. Adams of the remaining unpaid notes of a series of 67 notes, dated November 4, 1944, executed by the grantors herein, for the principal sum of $15.00 each, with interest at 6% per annum computed and added into the face of each note, making the first of said series of 67 notes for the sum of $20.00 and each succeeding note for an amount 7½ cents less than the preceding one, except the last, which is for $10.05, said notes being payable monthly, and being secured by vendor's lien retained in the deed from R. H. Harwood and wife to Earl A Sexton and wife, of record in Book 1305, page 76, Register's Office for Davidson County, Tennessee. The first eleve notes of said series have been paid leaving the balance of principal to be $835.00 represented by notes was 12 to 67 inclusive which are assumed of the guarantee as above set out.

We, Earl A Sexton and wife, Julia Cleatus Sexton, have bargained and sold, and by these presents do transfer and convey unto the said L. W. Adams and wife, Della Adams heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 31 on the Map of Charlotte Heights, as of record in Book 57, page 169, Register's Office for said County.

Said Lot No. 31 fronts 50 feet on the easterly side of 32nd Avenue North and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Earl A Sexton and wife, Julia Cleatus Sexton, by deed from R. H. Harwood and wife, of record in Book 1305, page 76, 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 R W Adams, his, heirs and assigns, forever, and we do covenant with the said R W Adams 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 as herein set out and by 1945 S & C taxes, which are pro rated and assumed by the purchaser

And we, Earl A Sexton and wife, Julia Cleatus Sexton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said R W Adams, his, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this 22nd day of August 1945

Earl A Sexton

Julia Cleatus Sexton

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 Earl A Sexton and wife, Julia Cleatus Sexton 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, 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 28 day of August, 1945

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

U S R S $8.80
Received Feb ruary 6, 1946 at 1:51 P.M.
Re-recorded as of Book 1344, page 72, RODC