NUMBER 48946 RECORDED FEB 16, 1946 RALPH N. KIDD ET UX TO MRS. KATE KIDD
Book No. 1360

For and in consideration of the sum of (=2000.00) TWO THOUSAND AND NO/100 -------DOLLARS CASH IN HAND PAID BY MRS. KATE KIDD, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RALPH N. KIDD AND WIFE, MRS. JOHNNIE G. KIDD, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MRS. KATE KIDD, HER HEIRS AND ASSIGNS ALL MY RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE:

BEING THE WESTERLY HALF OF LOT NO.20 AND THE EASTERLY FIVE (5) FEET OF LOT NO.19 ON THE PLAN OF VICTORIA PLACE, AS OF RECORD IN BOOK 332, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF LOTS NOS.19 AND 20 FRONT TOGETHER 57½ FEET ON THE NORTHERLY SIDE OF DALLAS AVENUE AND RUNS BACK 179 FEET, MORE OR LESS, ON THE EASTERLY LINE AND 174.3 FEET, MORE OR LESS ON THE WESTERLY LINE, TO THE SOUTHERLY LINE OF MALCOLM CLARK SUBDIVISION, MEASURING 56¼ FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JAMES P. KIDD AND RALPH N. KIDD BY DEED FROM GEORGE MESTER, OF RECORD IN BOOK 529 PAGE 291, 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 MRS. KATE KIDD, HER heirs and assigns, forever, and WE do covenant with the said MRS. KATE KIDD 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, RALPH N. KIDD, AND WIFE, MRS. JOHNNIE G. KIDD, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said MRS. KATE KIDD, HER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 15 day of FEBRUARY, 1946.

RALPH N. KIDD
MRS. JOHNNIE G. KIDD

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MATTIE J. BOYD, a Notary Public in and for said County and State, the within-named RALPH N. KIDD AND WIFE, MRS. JOHNNIE G. KIDD

the bargainor, 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 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 15TH day of FEBRUARY, 1946.

Commission Expires 3 day of APRIL, 19 48 (Seal.) MATTIE J. BOYD
Notary Public.

U.S.R.S.$2.20

REC'D FEB 15, 1946 AT 12:05 P.M.

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NUMBER 49160 M. N. YOUNG, TRUSTEE TO JOHN F. HOUSE
RECORDED FEB. 19,1936
Book No. 1360

For and in consideration of the sum of ONE THOUSAND TWO HUNDRED AND NO/100 DOLLARS CASH PAID BY JOHN F. HOUSE, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, M. N. YOUNG, TRUSTEE HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JOHN F. HOUSE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE NORTH PART OF THE WEST PART OF LOT NO. 4 OF BLOCK 3 ON THE MAP OF HIGHLANDS OF BELLE MEADE, AS OF RECORD IN BOOK 547, PAGE 180, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT FRONTS 148.5 FEET ON THE SOUTHERLY SIDE OF BROOKFIELD DRIVE AND RUNS BACK BETWEEN LINES, 275 FEET ON THE WEST LINE AND ALONG THE EAST MARGIN OF MIDLAND DRIVE, AND 236 FEET ON THE EASTERLY LINE, TO THE NORTH LINE OF THE PROPERTY CONVEYED TO EDITH B. COVERT BY DEED OF RECORD IN BOOK 1153, PAGE 310, ON WHICH LINE IT MEASURES 78.5 FEET.

BEING PART OF THE PROPERTY CONVEYED TO M. N. YOUNG, TRUSTEE, BY DEED FROM ROBERT G. BENSON, TRUSTEE, OF RECORD IN BOOK 1336, PAGE 234, SAID REGISTER'S OFFICE.

SAID LAND IS SOLD SUBJECT TO RESTRICTIONS AS SET OUT IN BOOK 723, PAGE 95, BOOK 722, PAGE 547, AND IN BOOK 928, PAGE 621,

ALSO SUBJECT TO EASEMENT TO SOUTHERN BELL TELEPHONE COMPANY OF RECORD IN BOOK 1049 PAGE 231, FOR THE ERECTION AND MAINTENANCE OF TELEPHONE LINES.

SUBJECT TO WATER RIGHTS, AGREEMENTS, ETC., CONTAINED IN AN INSTRUMENT FROM ROBERT G. BENSON, TRUSTEE, TO NASHVILLE SUBURBAN UTILITY DISTRICT OF RECORD IN BOOK 1255, PAGE 580,

I, ROBERT G. BENSON, THE LAWFUL OWNER AND HOLDER OF A VENDOR'S LIEN NOTE FOR $35,000.00, RETAINED IN THE DEED FROM ROBERT G. BENSON, TRUSTEE, TO M. N. YOUNG, TRUSTEE, OF RECORD IN BOOK 1336, PAGE 235, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR AND IN CONSIDERATION OF A GOOD AND VALUABLE CONSIDERATION, JOIN HEREIN FOR THE PURPOSE OF RELEASING SAID LIEN AS TO THE PROPERTY HEREINABOVE DESCRIBED ONLY, BUT NO FURTHER OR OTHERWISE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JOHN F. HOUSE, HIS heirs and assigns, forever, and I, M. N. YOUNG, TRUSTEE, do covenant with the said JOHN F. HOUSE 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 FOR 1946 TAXES WHICH HAVE BEEN PRORATED AND ASSUMED BY THE PURCHASER.

And I, M. N. YOUNG, TRUSTEE do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said JOHN F. HOUSE, HIS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 16TH day of FEBRUARY, 19 46

M. N. YOUNG TRUSTEE
ROBT. G. BENSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LORENE OUTLAW, a Notary Public in and for said County and State, the within-named M. N. YOUNG, TRUSTEE

the bargainor, with whom I am personally acquainted, and who acknowledged that HE 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 18 day of FEBRUARY, 19 46

Commission Expires ~~May 1~~ 7-7-49, 19 (Seal.) LORENE OUTLAW
Notary Public.

STATE OF TENNESSEE, DAVIDSON COUNTY,
PERSONALLY APPEARED BEFORE ME, ___, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED ROBERT G. BENSON THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, THIS 18 DAY OF FEBRUARY, 1946.
(SEAL) MARY RYAN, NOTARY PUBLIC.
MY COMMISSION EPXIRES JAN. 11, 1950.

U.S.R.S. $1.65
RECEIVED FEB. 18, 1946 AT 10:49 A.M.
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