NUMBER 55679 RECORDED APRIL 20, 1946
WILLIAM H. MONTGOMERY ET AL. TO CLAUDE HARPER CHENAULT, ET. UX

Book No. 1383

For and in consideration of the sum of TWO THOUSAND TWO HUNDRED FIFTY ($2,250.00) DOLLARS CASH IN HAND PAID BY CLAUDE HARPER CHENAULT AND WIFE, NANCY MAY CHENAULT, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, WILLIAM H. MONTGOMERY AND WIFE, JOHNNIE MONTGOMERY, MRS. BETTIE MONTGOMERY, A WIDOW AND EUGENE C. MONTGOMERY, A WIDOWER, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CLAUDE HARPER CHENAULT AND WIFE, NANCY MAY CHENAULT, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE EASTERLY 35.7 FEET OF LOT NO. 24, ALL OF LOT NO. 26 AND THE WESTERLY 76.2 FEET OF LOT NO. 28 ON THE MAP OF KENNEDY AND GRAVES' PLAN OF MONTE VISTA, AS OF RECORD IN BOOK 421, PAGE 143, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 24, ALL OF LOT NO. 26 AND PART OF LOT NO. 28 FRONT, TOGETHER 225 FEET ON THE SOUTHERLY SIDE OF MCALPINE, FORMERLY ALPINE, AVENUE AND RUN BACK BETWEEN PARALLEL LINES, FROM THE CENTER OF SAID AVENUE, 300.5 FEET TO A DEAD LINE. BEING PART OF THE PROPERTY, A ONE-HALF UNDIVIDED INTEREST IN WHICH WAS CONVEYED TO WILLIAM H. MONTGOMERY BY DEED FROM J. G. GRISSIM AND WIFE, OF RECORD IN BOOK 676, PAGE 273, REGISTER'S OFFICE FOR SAID COUNTY, AND THE OTHER ONE-HALF UNDIVIDED INTEREST VESTED IN MRS. BETTIE MONTGOMERY, AS THE WIDOW, AND WILLIAM H. MONTGOMERY AND EUGENE C. MONTGOMERY, BY DESCENT, AS THE ONLY HEIRS-AT-LAW OF H. MONTGOMERY, DECEASED.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT EXECUTED BY MRS. BETTIE MONTGOMERY ET EL. OF RECORD IN BOOK 11[illegible], PAGE 114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAXES FOR THE YEAR 1946, TO BE ASSUMED BY PURCHASERS.

STATE OF CALIFORNIA COUNTY OF LOS ANGELES-- PERSONALLY APPEARED BEFORE ME HAZEL F. FORD, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE THE WITHIN NAMED EUGENE C. MONTGOMERY A WIDOWER, ONE OF THE BARGAINORS, 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 LOS ANGELES CALIFORNIA THIS 12TH DAY OF APRIL 1946. (SEAL) HAZEL F. TODD, NOTARY PUBLIC . MY COM EXPIRES JANUARY 14, 1948

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said CLAUDE HARPER CHENAULT AND WIFE, NANCY MAY CHENAULT THEIR, heirs and assigns, forever, and WE do covenant with the said CLAUDE HARPER CHENAULT AND WIFE, NANCY MAY CHENAULT 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 CLAUDE HARPER CHENAULT, AND WIFE, NANCY MAY CHENAULT/THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 21ST day of MARCH 1946

EUGENE C. MONTGOMERY
WILL H. MONTGOMERY
JOHNNIE MONTGOMERY
MRS. BETTIE MONTGOMERY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, BERNICE WALTEMATE a Notary Public in and for said County and State, the within-named WILLIAM H. MONTGOMERY AND WIFE JOHNNIE MONTGOMERY AND MRS. BETTIE MONTGOMERY A WIDOW, PART OF the bargainor S, with whom I am personally acquainted, and who acknowledged that .... executed the within instrument for the purposes therein contained.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX said .... X ...., having appeared before me privately and apart from .... X husband ...., the said .... X .... 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 17 day of APRIL, 1946.

Commission Expires [illegible] day of [illegible], 1948 (Seal) BERNICE WALTEMATE
Notary Public.

U. S. R. S. $ 0.75
Received [illegible] 1946 AT 2:46 P.M.

NUMBER 55546 RECORDED APRIL 18, 1946.
IDA WHERRY TO DANIEL WILLIAM DEMONBREUM

Book No. 1383

For and in consideration of the sum of $1.00 - - - ONE AND NO/100 - - - - - DOLLARS CASH IN HAND PAID BY DANIEL WILLIAM DEMONBREUM, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND AS HEREINAFTER PROVIDED AND SET OUT.

I, IDA WHERRY, A WIDOW, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID DANIEL WILLIAM DEMONBREUM, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE SOUTH HALF OF LOT NO.127 IN THE ADDITION OF THE TOWN OF MCGAVOCK, OF RECORD IN BOOK NO.21, PAGE 41, OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID HALF OF LOT NO.127 FRONTS FIFTY (50) FEET ON THE EASTERLY SIDE OF 12TH AVENUE NORTH, FORMERLY FLORENCE STREET AND RUNS BACK BETWEEN PARALLEL LINES 154 FEET TO AN ALLEY.

THIS BEING THE SAME PROPERTY CONVEYED BY DEED FROM ANNIE HECK A WIDOW, TO ZACK WHERRY AND WIFE IDA WHERRY, DATED MAY 29TH 1922, SEE DEED OF RECORD IN BOOK 579, PAGE 155, SAID REGISTERS OFFICE.

BUT THE CLAUSE HEREIN ABOVE " AS STATED HEREINAFTER PROVIDE AND SET OUT IN AS FOLLOWS:

1ST: THE GRANTOR HEREOF IDA WHERRY HEREBY RESERVES AND RETAINS A LIFE ESTATE IN THE WITHIN CONVEYED PROPERTY.

2ND: THE SAID DANIEL WILLIAMS DEMONBREUM , IS TO PAY ALL TAXES ON THE WITHIN CONVEYED PROPERTY, DURING THE LIFE OF THE GRANTOR HEREOF.

3RD: THE SAID DANIEL WILLIAM DEMONBREUM IS TO PAY TO LUCY DALTON, THE SUM OF ONE-HUNDRED ($100.00) DOLLARS, ON THE DEATH OF SAID IDA WHERRY.

4TH: THE SAID DANIEL WILLIAM DEMONBREUM IS TO PAY TO EACH, NAMELY ELSIE DEMONBREUM AND LENA AVANT, FIFTY ($50.00) DOLLARS. AND WHEN ITEMS 1-2-3 AND 4 HEREIN SET OUT WILL BE COMPLYED WITH, THEN A FEE SIMPLE TITLE TO THE ABOVE DESCRIBED PROPERTY WILL VEST IN THE SAID DANIEL WILLIAM DEMONBREUM.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said DANIEL WILLIAM DEMONBREUM, HIS, heirs and assigns, forever, and I do covenant with the said DANIEL WILLIAM DEMONBREUM 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 AS HEREIN SET OUT AND PROVIDED.

And ---- I IDA WHERRY ---- do further covenant and bind MYSELF MY ----- heirs and representatives, to warrant and forever defend the title to said land to the said DANIEL WILLIAM DEMONBREUM, HIS, heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand, this 16TH day of APRIL ------------ 1946

IDA WHERRY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, FRED K. JONES a Notary Public in and for said County and State, the within-named IDA WHERRY 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 X 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 APRIL, 1946.

Commission Expires 4 day of JAN. 1949 (Seal) FRED K. JONES.
Notary Public.

U. S. R. S. $ 0.55
Received APRIL 17, 1946 AT 8:04 A.M.