NUMBER 68558 RECORDED August 21, 1946
WILLIAM H DIXON ET UX TO CLARENCE WILLIAM SMITH

Book No. 1385

For and in consideration of the sum of TWELVE HUNDRED FIFTY AND NO/100 DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, We, William H. Dixon and wife, Mary Dixon nave bargained and sold and by these presents do transfer and convey unto the said Clarence William Smith nis heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being lot No. 46 on the plan of Faulconer and Ashcraft's Subdivision of lots Nos. 18 and 19 in the Boyd McNairy Tract, as of record in Book 57, page 121 of the Register's Office for said County.

Said lot No. 46 fronts 36 feet on the northerly side of Batavia (formerly Prospect Street, and extends back with the easterly margin of 26th. Avenue North, formerly Faulconer Street, 106 feet to an alley.

Being the same property conveyed to William H. Dixon and wife, Mary Dixon by deed from B. L. Hurt et al. of record in Book 306, page 529 of the 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 Clarence William Smith

his ..., heirs and assigns, forever, and We

do covenant with the said, Clarence William Smith

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 1946 Taxes have been prorated and assumed by the purchaser.

And We, William H. Dixon and wife, Mary Dixon do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said

Clarene William Smith his

heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand s, this 19th day of August 19 46

William H. Dixon

Mary Dixon

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, V. H. Dixon a Notary Public in and for said County and State, the within-named William H. Dixon and wife, Mary Dixon

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of August, 19 46

Commission Expires 5 day of Jan. 1948 (Seal) V H Dixon
Notary Public.

U. S. R. S. $ 1.65

Received August 20, 1946 at 2:30 P.M. MS

F.C.

NUMBER RECORDED

NUMBER 68580 Book No. 1385 RECORDED AUGUST 21, 1946
EULA GOODRUM, ALIAS EULA WILSON -TO- NATHANIEL WILSON

For and in consideration of the sum of FIVE HUNDRED FIFTY AND NO/100 DOLLARS CASH IN HAND PAID TO ME, EULA GOODRUM, ALIAS EULA WILSON, BY NATHANIEL WILSON, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, THE SAID EULA GOODRUM, ALIAS EULA WILSON, AN UNMARRIED PERSON, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID NATHANIEL WILSON, HIS HEIRS AND ASSIGNS, ALL MY INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NO. 16 ON THE MAP OF SUBDIVISION OF THE JULIA A. JOINER TRACT, AS OF RECORD IN PLAN BOOK 2, PAGE 122 CHANCERY COURT AT NASHVILLE. SAID LOT NO. 16 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF JOINER AVENUE AND RUNS BACK 154 FEET ON THE WESTERLY LINE AND 155 FEET ON THE EASTERLY LINE TO AN ALLEY MEASURING 50 FEET THEREON. ALSO THE WESTERLY 36 FEET, MORE OR LESS OF LOT NO. 19 OF BLOCK NO. 2 ON THE PLAN OF THE SUBDIVISION OF BLOCKS 1 AND 2 IN CUMBERLAND NURSERIES, AS OF RECORD IN BOOK 161, PAGE 35, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 19 FRONTS 36 FEET, MORE OR LESS ON THE SOUTHERLY SIDE OF JOINER AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY, SAID PART OF LOT BEING IMMEDIATELY EAST OF AND ADJOINING SAID LOT NO. 16, ACCORDING TO A PLAN IN PLAN BOOK 2, PAGE 122 CHANCERY COURT AT NASHVILLE.

BEING THE SAME PROPERTY CONVEYED TO NATHANIEL WILSON AND EULA GOODRUM, ALIAS EULA WILSON BY ~~DEED OF J. B.~~ WRIGHT OF RECORD IN BOOK 1272, PAGE 3, REGISTER'S OFFICE FOR SAID COUNTY.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said NATHANIEL WILSON, HIS

..., heirs and assigns, forever, and I

do covenant with the said NATHANIEL WILSON

that I AM INTEREST IN SAID lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And I EULA GOODRUM, ALIAS EULA WILSON, do further covenant and bind MYSELF, AND MY heirs and representatives, to warrant and forever defend the title to said land to the said NATHANIEL WILSON, HIS

heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 13TH day of AUGUST 19 46

EULA GOODRUM, ALIAS EULA WILSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JOSEPH L. LACKEY a Notary Public in and for said County and State, the within-named EULA GOODRUM, ALIAS EULA WILSON

the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13TH day of AUGUST, 1946

Commission Expires ~~day of~~ 7-12-47, 19 (Seal) JOSEPH L. LACKEY
Notary Public.

U. S. R. S. $ 1.10

Received AUGUST 20, 1946 AT 3:20 P.M. - DG

F.C.