NUMBER 72118 RECORDED SEPT. 24, 1946

ALA SMITH COOK TO RALPH SMITH ET UX

Book No. 1385

For and in consideration of the sum of FOUR THOUSAND ($4,000.00) AND NO/100 DOLLARS CASH IN HAND PAID BY RALPH SMITH AND WIFE, HAZEL ALLRED SMITH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

I, ALA SMITH COOK HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID RALPH SMITH AND WIFE, HAZEL ALLRED SMITH, 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. 83 ON THE REVISED MAP OF WEST END PARK, AS OF RECORD IN BOOK 421, PAGES 82 AND 83 REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 83 FRONTS 75 FEET ON THE NORTHERLY SIDE OF PARTHENON AVENUE OR STREET AND RUNS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF AN ALLEY, 150 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO ALA SMITH (NOW COOK) BY DEED FROM C. B. KELLEY, ET AL., OF RECORD IN BOOK 815, PAGE 144, 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 RALPH SMITH AND WIFE, HAZEL ALLRED SMITH, THEIR ....., heirs and assigns, forever, and I do covenant with the said RALPH SMITH AND WIFE, HAZEL ALLRED SMITH 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.

And I do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said RALPH SMITH AND WIFE, HAZEL ALLRED SMITH, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 16TH day of SEPTEMBER 1946

ALA SMITH COOK

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J. D. WILLIAMS a Notary Public in and for said County and State, the within-named ALA SMITH COOK 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 18TH day of SEPTEMBER, 1946

Commission Expires 1/8/48 day of ....., 19.. (Seal) J. D. WILLIAMS Notary Public.

U. S. R. S. $ 4.40

Received SEPT. 23, 1946 AT 11:19 A.M.

EK

F.C.

NUMBER 72130 RECORDED SEPT. 24, 1946

CARL S. SIMMONS ET UX TO DAVE ROSENBLUM ET UX

Book No. 1385

For and in consideration of the sum of ($5.00) FIVE AND 00/100 DOLLARS CASH AND OTHER GOOD AND VALUABLE CONSIDERATIONS PAID BY DAVE ROSENBLUM AND WIFE SYLVIA ROSENBLUM, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE ASSUMPTION BY THE SAID DAVE ROSENBLUM AND WIFE SYLVIA ROSENBLUM OF TWELVE THOUSAND, TWO HUNDRED AND FOUR AND 59/100($12,204.59) DOLLARS, BEING THE PRINCIPAL UNPAID BALANCE OF A $12,500.00 NOTE, DATED JANUARY 23, 1946, TOGETHER WITH INTEREST ON THE UNPAID BALANCES OF SAID PRINCIPAL SUM AT THE RATE OF 4% PER ANNUM FROM DATE UNTIL MATURITY, BOTH PRINCIPAL AND INTEREST BEING PAYABLE IN MONTHLY INSTALLMENTS OF $95.65, ON THE FIRST DAY OF EACH AND EVERY MONTH THEREAFTER UNTIL AND INCLUDING THE FIRST DAY OF FEBRUARY 1961; WHICH MONTHLY PAYMENTS SHALL BE APPLIED MONTHLY TO THE PAYMENT OF INTEREST AND THE REMAINDER TO PRINCIPAL, AND BALANCE OF THE PRINCIPAL AND INTEREST BEING DUE AND PAYABLE ON THE FIRST DAY OF MARCH 1961, SECURED BY DEED OF TRUST EXECUTED BY CARL S. SIMMONS AND WIFE TO L.A. MCLEAN, TRUSTEE, OF RECORD IN BOOK 1253, PAGE 243, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SECURED TO SOUTHERN TRUST COMPANY, THE NEXT PAYMENT BEING DUE OCTOBER 1, 1946.

WE, CARL S. SIMMONS AND WIFE, HELEN SIMMONS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID DAVE ROSENBLUM AND WIFE, SYLVIA ROSENBLUM THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOTS NUMBERS 17 AND 18 ON THE MAP OF COMPTONWOOD SUBDIVISION AS OF RECORD IN BOOK 974, PAGE 10 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS NUMBERS 17 AND 18 FRONT TOGETHER 200 FEET ON THE EASTERLY SIDE OF ESTES AVENUE, OR COMPTON ROAD, AND RUN BACK BETWEEN PARALLEL LINES 307.5 FEET TO A DEAD LINE

SAID LOT NUMBER 17 BEING THE SAME PROPERTY CONVEYED TO CARL S. SIMMONS AND WIFE HELEN SIMMONS BY DEED FROM OMER JORDAN AND WIFE, OF RECORD IN BOOK 1132, PAGE 77 AND SAID LOT NUMBER 18 BEING THE SAME PROPERTY CONVEYED TO DR. C. B. SIMMONS AND WIFE HELEN SIMMONS BY DEED FROM J. C. DALE, JR., CLERK AND MASTER, OF RECORD IN BOOK 1246, PAGE 697 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LAND IS CONVEYED SUBJECT TO THE RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT EXECUTED BY W. B. SNEED ET AL, OF RECORD IN BOOK 1023, PAGE 352, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS MODIFIED BY AN INSTRUMENT RECORDED IN BOOK 1090, PAGE 176 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ADDITIONAL RESTRICTIONS CONTAINED IN AN INSTRUMENT EXECUTED BY P.M. ESTES ET AL, DATED JUNE 15, 1937, AND RECORDED IN BOOK 1049, PAGE 546, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

TAXES FOR THE YEAR 1946 PRORATED AS OF DATE OF DEED AND ASSUMED BY PURCHASERS.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said DAVE ROSENBLUM AND WIFE SYLVIA ROSENBLUM THEIR ....., heirs and assigns, forever, and WE do covenant with the said DAVE ROSENBLUM AND WIFE SYLVIA ROSENBLUM 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 CARL S. SIMMONS AND WIFE HELEN SIMMONS do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said DAVE ROSENBLUM AND WIFE SYLIA ROSENBLUM, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 18TH day of SEPTEMBER 1946

CARL S. SIMMONS

HELEN SIMMONS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E. LYNCH a Notary Public in and for said County and State, the within-named CARL S. SIMMONS AND WIFE, HELEN SIMMONS 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 20TH day of SEPTEMBER, 1946

Commission Expires 11th day of OCT, 1946 (Seal) E. LYNCH Notary Public.

U. S. R. S. $ 30.80

Received SEPT. 23, 1946 AT 11:31 A.M.

EK

F.C.