Book No. 1404

For and in consideration of the sum of $350.00 THREE HUNDRED FIFTY DOLLARS PAID IN CASH BY FLOYD LOFTON WEBB AND WIFE, THELMA WEBB, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, JOHNETTA SAUNDERS SPAIN, A WIDOW HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID FLOYD LOFTON WEBB AND WIFE, THELMA WEBB THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: TRACT 10, BLOCK D. OF WOODLAWN ESTATES, A SUB-DIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, A PLAT OF WHICH SUBDIVISION IS OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY.
SAID TRACT 10 FRONTS 50 FEET ON THE NORTHERLY SIDE OF CUMBERLAND AVE AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET.
BEING THE SAME PROPERTY CONVEYED TO JOHNETTA SAUNDERS SPAIN BY DEED FROM ALBERT DULING, TRUSTEE, DATED DEC. 9TH, 1936, AND RECORDED IN BOOK 1019, PAGE 307, REGISTER'S OFFICE FOR SAID COUNTY.
SUBJECT TO RESTRICTIONS AS PROVIDED FOR IN THE DEED FROM ALBERT DULING, TRUSTEE TO JOHNETTA SAUNDERS SPAIN.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said FLOYD LOFTON WEBB AND WIFE, THELMA WEBB THEIR, heirs and assigns, forever, and I do covenant with the said FLOYD LOFTON WEBB AND WIFE, THELMA WEBB 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 AND MY heirs and representatives, to warrant and forever defend the title to said land to the said FLOYD LOFTON WEBB AND WIFE THELAM WEBB, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 20TH day of OCT., 1945.

JOHNETTA SAUNDERS SPAIN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, M. A. DRAPER a Notary Public in and for said County and State, the within-named JOHNETTA SAUNDERS SPAIN 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 husband, the said, having appeared before me privately and apart from XX X acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without X compulsion or constraint from X X X said husband and for the purposes therein expressed.

Witness my hand and official seal at ~~Nashville~~ GOODLETTSVILLE, Tennessee, this 20TH day of OCT., 1945.

Commission Expires 7/9/49 day of , 19 (Seal) M. A. DRAPER Notary Public.

U.S.R.S.$ .55
RECEIVED JULY 24, 1946 AT 12:27 P.M.
EK

Book No. 1404

For and in consideration of the sum of $100.00 ONE HUNDRED AND NO/100 DOLLARS CASH IN HAND PAID BY MYRTLE A. SMITH WEBB, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, ALICE GRIMES (A WIDOW) HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MYRTLE A SMITH WEBB, FOR HER SOLE AND SEPARATE USE, FREE FROM THE DEBTS AND CONTRACTS OF HER PRESENT OR ANY FUTURE HUSBAND, WITH FULL POWER VESTED IN HER TO SELL, MORTGAGE, OR OTHERWISE CONVEY AS IF SHE WERE A FEMME SOLE, HER HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 OF BLOCK "E" ON THE MAP OF E. T. BROWN'S EASTWOOD ADDITION, OF RECORD IN BOOK 332, PAGE 65, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID LOT FRONTS 50 FEET ON THE SOUTH SIDE OF CHICAMAUGA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.
BEING THE SAME PROPERTY CONVEYED TO ALICE GRIMES BY DEED FROM P. V. HAMBLEN AND WIFE, OF RECORD IN BOOK 1284, PAGE 100, 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 MYRTLE A. SMITH WEBB, AS AFORESAID, HER, heirs and assigns, forever, and I do covenant with the said MYRTLE A. SMITH WEBB, AS AFORESAID 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 GRANTEE.

And I, ALICE GRIMES (A WIDOW) do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said MYRTLE A. SMITH WEBB, AS AFORESAID, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 22 day of JULY, 1946

ALICE GRIMES

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, BURRIS CRAIGHEAD a Notary Public in and for said County and State, the within-named ALICE GRIMES the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And wife of the said husband, 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 22ND day of JULY, 1946

Commission Expires 5 day of APRIL, 1950 (Seal) BURRIS CRAIGHEAD Notary Public.

RECEIVED JULY 24, 1946 AT 11:45 A.M. - USRS $4.95 - DG