Book No. 1416

For and in consideration of the sum of SEVEN THOUSAND NINETY-EIGHT ($7,098.00) AND NO/100 DOLLARS CASH IN HAND PAID BY JOE MILTON VOORHIES, JR. AND WIFE, EVELYN HILL VOORHIES, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. I, HERMAN E. CLOWER, UNMARRIED HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JOE MILTON VOORHIES, JR. AND WIFE, EVELYN HILL VOORHIES, 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. 16 ON THE REVISED PLAN OF PART OF SUNRISE HEIGHTS, AS OF RECORD IN BOOK 974, PAGE 3, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 16 FRONTS 50 FEET ON THE NORTHERLY SIDE OF SUNRISE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO HERMAN E. CLOWER BY DEED FROM CHARLES J. HELTON SR. AND WIFE, OF RECORD IN BOOK 1349, PAGE 32, SAID REGISTER'S OFFICE.

TAXES FOR THE YEAR 1946 ARE TO BE PRO RATED AND ASSUMED BY THE PURCHASER.

THE BUILDING ON THE PREMISES HEREBY CONVEYED WAS BUILT (CONVERTED) UNDER THE RE-CONVERSION HOUSING PROGRAM OF THE CIVILIAN PRODUCTION ADMINISTRATION UNDER PRIORITIES REGULATION 33 (BUILDER'S SERIAL NO. 66-081-000706) AND AN HH RATING WAS USED TO GET MATERIALS FOR THE CONSTRUCTION. UNDER THAT REGULATION A LIMIT IS PLACED ON EITHER THE SALES PRICE OR THE RENT FOR THE PREMISES OR BOTH AND PREFERENCES ARE GIVEN TO VETERANS OF WORLD WAR II IN SELLING OR RENTING. AS LONG AS THAT REGULATION REMAINS IN EFFECT, ANY VIOLATION OF THESE RESTRICTIONS BY THE GRANTEE OR BY ANY SUBSEQUENT PURCHASER WILL SUBJECT HIM TO THE PENALTIES PROVIDED BY LAW. THE ABOVE IS INSERTED ONLY TO GIVE NOTICE OF THE PROVISIONS OF PRIORITIES REGULATION 33 AND NEITHER THE INSERTION OF THE ABOVE NOR THE REGULATION IS INTENDED TO AFFECT THE VALIDITY OF THE INTEREST HEREBY CONVEYED.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JOE MILTON VOORHIES, JR. AND WIFE, EVELYN HILL VOORHIES, THEIR ....., heirs and assigns, forever, and I do covenant with the said JOE MILTON VOORHIES, JR. AND WIFE, EVELYN HILL VOORHIES 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, HERMAN E. CLOWER, UNMARRIED do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to the said land to the said JOE MILTON VOORHIES, JR. AND WIFE, EVELYN HILL VOORHIES, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 24TH day of AUGUST 1946

HERMAN E. CLOWER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, A. M. TENISON a Notary Public in and for said County and State, the within-named HERMAN E. CLOWER the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

And ..... 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 24TH day of AUGUST, 1946

Commission Expires 15 day of APR. , 1949 (Seal) A. M. TENISON Notary Public

U.S.R.S.$8.25

REC'D AUG. 27, 1946 AT 11:09 A.M.

EK

Book No. 1416

For and in consideration of the sum of FIVE DOLLARS CASH IN HAND AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE ASSUMPTION BY JOHN D. GUTHRIE AND WIFE, DOROTHY JOAN GUTHRIE, OF THE UNPAID BALANCE OF SEVEN THOUSAND EIGHT HUNDRED FORTY-FIVE AND 61/100 DOLLARS ($7,845.61) OF A DEED OF TRUST TO WM. F. CARTER TRUSTEE, OF RECORD IN BOOK 1399, PAGE 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH INTEREST THEREON FROM DATE, WE, CLAUDE L. WATKINS AND WIFE, MILDRED WATKINS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JOHN D. GUTHRIE AND WIFE, DOROTHY JOAN GUTHRIE THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING ALL OF LOT NO. 6 EXCEPT A SMALL TRIANGLE OUT OF THE NORTHEAST CORNER AND ALSO A SMALL TRIANGLE OUT OF THE SOUTHWEST CORNER OF LOT NO. 7 ON THE MAP OF STOKES & MARSHALL'S SUBDIVISION, OF RECORD IN BOOK 332, PAGE 106, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY S.R. SANFORD, JR. SURVEYOR, DATED MARCH 8, 1946, AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH MARGIN OF BELCOURT AVENUE 250 FEET EAST OF THE EAST MARGIN OF 28TH AVENUE SOUTH NOW NATCHEZ TRACE, THE SOUTHWEST CORNER OF LOT NO. 6; THENCE NORTHERLY 168.5 FEET TO THE SOUTH MARGIN OF AN ALLEY, SAID POINT BEING 246 FEET EAST OF THE EASTERLY MARGIN OF NATCHEZ TRACE; THENCE EASTERLY 47 FEET 10 INCHES TO A POINT AT THE NORTHWEST CORNER OF THE CARMACK PROPERTY; THENCE WITH CARMACK'S WEST LINE SOUTHERLY PASSING THROUGH THE CENTER OF A GARAGE 168.5 FEET TO THE NORTH MARGIN OF BELCOURT AVENUE, SAID POINT BEING 2 FEET 3½ INCHES EAST OF THE CORNER OF LOTS NOS. 6 AND 7; THENCE WITH THE MARGIN OF SAID AVENUE WESTERLY 52 FEET 3½ INCHES TO THE BEGINNING. BEING THE SAME PROPERTY CONVEYED TO CLAUDE L. WATKINS AS CLAUDE G. WATKINS, BY DEED FROM JOHN U. WILSON AND WIFE, OF RECORD IN BOOK 1390, PAGE 623, 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 JOHN D. GUTHRIE AND WIFE, DOROTHY JOAN GUTHRIE, THEIR ....., heirs and assigns, forever, and WE do covenant with the said JOHN D. GUTHRIE AND WIFE, DOROTHY JOAN GUTHRIE 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 AS ABOVE SET OUT, AND EXCEPT FOR 1946 TAXES WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEES HEREIN.

And WE, CLAUDE L. WATKINS AND WIFE, MILDRED WATKINS do further covenant and bind OURSELVES, OUR heirs and representatives. to warrant and forever defend the title to the said land to the said JOHN D. GUTHRIE AND WIFE, DOROTHY JOAN GUTHRIE, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 23RD day of AUGUST 1946

CLAUDE L. WATKINS

MILDRED WATKINS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, OSTA UNDERWOOD a Notary Public in and for said County and State, the within-named CLAUDE L. WATKINS AND WIFE, MILDRED WATKINS the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

AXXX ..... 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 24TH day of AUGUST, 1946

Commission Expires 6 day of JULY , 1950 (Seal) OSTA UNDERWOOD Notary Public

U.S.R.S. $10.45

RECEIVED AUGUST 26, 1946 AT 11:01AM MDH