672 NUMBER 74223 RECORDED OCT. 14, 1946.
JOHN C.WILSON, ET UX., TO JOE LEFTWICH, ET UX.
E-10558

Book No. 1417

For and in consideration of the sum of ONE AND NO/100 ----- ($1.00) ----- - - - DOLLARS CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, JOHN C.WILSON AND WIFE, LOUISE WILSON HAVE BARGAINED AND SOLD,AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JOE LEFTWICH AND WIFE, ELIZABETH BROWN LEFTWICH, 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.47 AND THE EASTERLY 3 FEET OF LOT NO.48 ON THE WESTERLY 6 FEET OF LOT NO.49, ON THE MAP OF RICH RESUBDIVISION OF CERTAIN LOTS IN OTHER AND LARGER PLAN OF RECORD IN BOOK 947, PAGE 170, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO. 47 AND SAID PARTS OF SAID LOTS 48 AND 49 AS SAID AND FRONT TOGETHER 57 FEET ON THE NORTHERLY MARGIN OF ACKLIN AVENUE AND RUN BACK BETWEEN PARALLEL LINES 150.0 FEET TO AN ALLEY.

BEING A PART OF THE PROPERTY CONVEYED TO JOHN C.WILSON BY DEED FROM STANLEY RICH AND WIFE, OF RECORD IN BOOK 1311, PAGE 241, SAID REGISTERS OFFICE.

To Have and to Hold the said tenements and hereditaments hereby conveyed, with the appurtenances thereunto belonging to the said JOE LEFTWICH AND WIFE, ELIZABETH BROWN LEFTWICH, THEIR heirs and assigns, forever, and WE do covenant with the said JOE LEFTWICH AND WIFE, ELIZABETH BROWN LEFTWICH, THEIR that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, EXCEPT 1946 TAXES WHICH PURCHASERS ASSUME AND AGREE TO PAY.

And WE, JOHN C.WILSON AND WIFE, LOUISE WILSON, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said JOE LEFTWICH AND WIFE, ELIZABETH BROWN LEFTWICH, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 1ST day of OCTOBER, 1946.

JOHN C.WILSON
LOUISE WILSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, DODSON BATSON a Notary Public in and for said County and State, the within-named JOHN C.WILSON AND WIFE, LOUISE WILSON, the bargainorS, with whom I am personally acquainted, and who acknowledged that THEY 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 execution of the said instrument to have been done by X 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 1ST day of OCTOBER, 1946.

Commission Expires ~~day of~~ 4-3-1950 (Seal) DODSON BATSON,
Notary Public

U.S.R.S. $9.90
RECD OCT. 14, 1946 AT 2:08 P M

NUMBER 74224 RECORDED OCT. 15, 1946.
OCTAVIA CERTAIN ET AL. TO A.J.BEEN, ET UX. 673
E-3078

Book No. 1417

For and in consideration of the sum of FOUR THOUSAND EIGHT HUNDRED ($4,800.00) AND NO/100 DOLLARS CASH IN HAND PAID BY A.J.BEEN AND WIFE, KATIE BEEN, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, OCTAVIA CERTAIN, A WIDOW, AND J.L.CERTAIN AND WIFE, SARAH ELLEN CERTAIN HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID A.J.BEEN AND WIFE, KATIE BEEN, 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.71 AND THE EASTERLY 9 FEET OF LOT NO.72 ON THE PLAN OF HUMPHREYS, HOUSTON AND MARTIN'S ADDITION TO SOUTH NASHVILLE, AS OF RECORD IN BOOK 36, PAGE 117, REGISTERS OFFICE FOR SAID COUNTY AND PLAN BOOK 1, PAGE 35, CHANCERY COURT AT NASHVILLE.

SAID LOT NO.71 AND THE EASTERLY PART OF LOT NO.72 FRONT TOGETHER 59 FEET ON THE NORTHERLY SIDE OF HUMPHREYS STREET AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO W.T.CERTAIN AND WIFE, OCTAVIA CERTAIN AND J.L.CERTAIN AND WIFE, SARAH ELLEN CERTAIN, BY DEED FROM A.W.GENTRY AND WIFE, DATED JANUARY 28, 1944, OF RECORD IN BOOK 1281,, PAGE 234, SAID REGISTERS OFFICE. THE SAID W.T.CERTAIN HAVING SINCE DIED.

TAXES FOR 1946, PRO-RATED AND ASSUMED BY PURCHASERS.

To Have and to Hold the said tenements and hereditaments hereby conveyed, with the appurtenances thereunto belonging to the said A.J.BEEN AND WIFE, KATIE BEEN, THEIR heirs and assigns, forever, and WE do covenant with the said A.J.BEEN AND WIFE, KATIE BEEN that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.

And WE do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said A.J.BEEN AND WIFE, KATIE BEEN, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 26TH day of SEPTEMBER, 1946.

OCTAVIA CERTAIN
J.L.CERTAIN
SARAH ELLEN CERTAIN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J.G.LACKEY,JR. Notary Public in and for said County and State, the within-named OCTAVIA CERTAIN, A WIDOW, AND J.L.CERTAIN AND WIFE, SARAH ELLEN CERTAIN, the bargainorS, with whom I am personally acquainted, and who acknowledged that THEY 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 execution of the said instrument to have been done by X 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 5TH day of OCT. 1946.

Commission Expires 3 day of APRIL 1950. (Seal) J.G.LACKEY,JR.
Notary Public

U.S.R.S. $5.50.
RECD OCT. 14, 1946 AT 2:09 P M