J
R

Book No. 1422

For and in consideration of the sum of ($10.00) TEN AND NO/100 DOLLARS CASH IN HAND PAID BY CHARLES E. BURGESS AND WIFE, JIMMIE BURGESS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL OF WHICH ARE HEREBY ACKNOWLEDGED, WE, CARL J. BATSON AND WIFE, BETTY RUTH BATSON, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CHARLES E. BURGESS AND WIFE, JIMMIE BURGESS, THEIR 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. 16 ON THE PLAN OF THE SUBDIVISION OF ROBERT E. POWER LANDS, AS OF RECORD IN BOOK 421, PAGE 58, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 16 FRONTS 50 FEET ON THE EASTERLY SIDE OF POWERS AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 154 FEET TO AN ALLEY.

BEING PART OF THE PROPERTY CONVEYED TO CARL J. BATSON AND WIFE, BETTY RUTH BATSON BY DEED FROM W. RAYMOND DENNEY, TRUSTEE, OF RECORD IN BOOK 1385, PAGE 385, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 1163, PAGE 411, 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 CHARLES E. BURGESS AND WIFE, JIMMIE BURGESS, THEIR ....., heirs and assigns, forever, and WE do covenant with the said CHARLES E. BURGESS AND WIFE, JIMMIE BURGESS 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 J. BATSON AND WIFE, BETTY RUTH BATSON do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said CHARLES E. BURGESS AND WIFE, JIMMIE BURGESS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 23 day of OCTOBER 1946

CARL J. BATSON

BETTY RUTH BATSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ROSS V. DUNN a Notary Public in and for said County and State, the within-named CARL J. BATSON AND WIFE, BETTY RUTH BATSON the bargainor S, 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 ~~X~~ husband, the said ~~X~~ acknowledged the execution of the said instrument to have been done by ~~X~~ freely ~~X~~ 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 23 day of OCTOBER, 1946

Commission Expires 3 day of 4, 1950 (Seal) ROSS V. DUNN Notary Public.

U.S.R.S. ~~$6.60~~

RECEIVED OCTOBER 24, 1946 AT 1:44PM MDH

V
RH

Book No. 1422

For and in consideration of the sum of ($10.00) Ten and no/100 Dollars cash in hand paid by Ben A. Humphreys and wife, Maxey W. Humphreys and Grace Humphreys, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, Sue H. Eskridge have bargained and sold and by these presents do transfer and convey unto the said Ben A. Humphreys and wife, Maxey W. Humphreys and Grace Humphreys, 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. 323 on the plan of the subdivision of Lot "A" in Grandview Heights, as of record in Book 181, page 169, Register's Office for said County.

Said Lot No. 323 fronts 50 feet on the westerly side of Kline Avenue and runs back between parallel lines, with the southerly margin of Longview Street, 150 feet to an alley.

Being the same property conveyed to Sue A. Eskridge by deed from C. W. McLester, Trustee, et al., of record in Book 412, page 474, 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 Ben A. Hunphreys and wife Maxey W. Humphreys and Grace Humphreys, their ....., heirs and assigns, forever, and I do covenant with the said Ben A. Humphreys and wife Maxey W. Humphreys and Grace Humphreys 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, Sue H. Eskridge do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Ben A. Humphreys, Maxey W. Humphreys and Grace Humphreys, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this 17th day of October 1946

Sue H. Eskridge

T. S. Eskridge

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, Ross V. Dunn a Notary Public in and for said County and State, the within-named Sue H. Eskridge and husband T. S. Eskridge the bargainor, with whom I am personally acquainted, and who acknowledged that her executed the within instrument for the purposes therein contained.

~~And~~ ~~X~~ wife of the said ~~X~~, having appeared before me privately and apart from ~~X~~ 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 17th day of October, 1946

Commission Expires ~~day of~~ 4-3-50 ~~, 19~~ (Seal) Ross V. Dunn Notary Public.

Received Oct. 24, 1946 at 1:46 P.M. - USRS $1.10 - DG