Send Tax Notices for Lots 142, 143, 144 To Samuel Owens 1015-15th Ave South.

Send Tax Notices for Lots 141, 145, 146 To Mrs. Emma Gunn 1015-15th Ave So, Nashville

Lots 141+142 = Map 81-2 Par 45
" 143+144 = 81-2 47
" 145+146 = 81-2 48

PARTITION DEED

BOOK 4154 PAGE 674

WHEREAS, Sam Owens was the Owner in fee simple of certain property located in Nashville, Davidson County, Tennessee, to wit:

> Lots Nos. 141, 142, 143, 144, 145, 146, and 148, in the Buena Vista Heights Addition, said Plan being of record in Book 161, page 19, and Book 162, page 592, Register's Office for Davidson County, Tennessee, and

WHEREAS, the said Sam Owens was married to Zena Owens, and they had their usual place of residence at 2310 24th Avenue North, Nashville, Davidson County, Tennessee, and

WHEREAS, of their union were born two (2) children, namely Emma M. Owens and Samuel Owens, and

WHEREAS, both the said Sam Owens and wife, Zena Owens are now deceased, leaving to survive them the said Emma M. Owens and Samuel Owens; the said Emma M. Owens having married, and now being the same as Mrs. Emma M. Gunn, and the said Samuel Owens being now married, his wife being Hattie Lou Owens, and

WHEREAS, the said surviving children of the said Sam and Zena Owens desire to partition the property they have inherited by the Laws of Descent and Distribution of the State of Tennessee, and

WHEREAS, the said Lot No. 148 having been previously conveyed, therefore, the purpose of this instrument being to partition the remaining land in kind, said land remaining being known as Lots Nos 141, 142, 143, 144, 145, and 146, of the Buena Vista Heights Plan of record as indicated below.

NOW, THEREFORE, for and in consideration of One ($1.00) Dollar to us in hand paid, and the love and affection we bear for each other, we, Emma M. Gunn and Samuel Owens and wife, Hattie Lou Owens, have bargained and sold, and by these presents do transfer and convey unto the said Samuel Owens, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

> Being Lots nos. 142, 143, and 144 on the Plan of Buena Vista Heights, of record in Book 161, page 19, of the Register's Office for Davidson County, Tennessee.

Said Lots Nos. 142, 143, and 144 front together 150 feet on the east side of Dudley Avenue, now 24th Avenue North and run back between parallel lines 150 feet to an alley.

Lot No. 142 being part of the same property conveyed to Sam Owens by Dennis Lovell et ux, by Deed of record in Book 389, page 636; and Lots Nos. 143 and 144 being the same property conveyed to Sam Owens by Avon Owens, Jr., by Deed of record in Book 298, page 384, Register's Office for Davidson County, Tennessee.

To have and to hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Samuel Owens, his heirs and assigns, forever.

And we do covenant with the said Samuel Owens 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, Emma M. Gunn and Samuel Owens and wife, Hattie Lou Owens, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said land to the said Samuel Owens, his heirs and assigns, against the lawful claims of all persons, whomsoever.

NOW, to further the considerations set out above, we, Emma M. Gunn and Samuel Owens and wife, Hattie Lou Owens, have bargained and sold, and by these presents do transfer and convey unto the said Emma M. Gunn, as 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:

Being Lots Nos. 141, 145, and 146, on the Plan of Buena Vista Heights, of record in Book 161, page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 141 fronts 50 feet on the East side of Dudley Avenue, now 24th Avenue North and runs back between parallel lines 150 feet to an alley.

Said Lots Nos. 145 and 146 front together 100 feet on the East side of Dudley Avenue, now 24th Avenue North, and run back between parallel lines 150 feet to an alley.

Said Lot No. 141 being part of the same property conveyed to Sam Owens from Dennis Lovell et ux by Deed of record in Book 389, page 636, Register's Office for Davidson County, Tennessee; said Lots Nos. 145 and 146 being the same property conveyed to Sam Owens by J. M. McFerrin, Trustee and W. H. Peebles et ux, et als, by Deeds of record in Book 314, page 443, and Book 612, page 450, Register's Office for Davidson County, Tennessee.

To have and to hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to

the said Emma M. Gunn, as a femme sole, her heirs and assigns, forever.

And we do covenant with the said Emma M. Gunn, as a femme sole, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same in unencumbered.

And we, Emma M. Gunn, Samuel Owens and wife, Hattie Lou Owens, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said land to the said Emma M. Gunn, as a femme sole, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 13 day of July, 1967.

SIGNED: Sam Owens

Hattie Lou Owens

Emma M. Gunn

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Personally appeared before me, R.B.J. Campbell, Jr, a Notary Public in and for said County and State, the within named Emma M. Gunn and Samuel Owens, and Hattie Lou Owens, the bargainors, 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 13 day of July, 1967.

Notary Public

Commission expires: 7-22-70.

This Instrument Prepared
by
R. B. J. CAMPBELLE, JR.
CAMPBELLE & CAMPBELLE
ATTORNEYS-AT-LAW
327 Charlotte Avenue
Nashville, Tennessee

STATE TAX $ 2.10
PROBATE .50
TOTAL $ 2.60

JUL 18 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 18 1967

SAM OWENS, Et Ux and
EMMA GUNN, Et Vir

TO

SAM OWENS and
EMMA GUNN

PARTITION DEED

80910

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 24 1 28 PM '67

NOTED BOOK 116 PAGE 835

RECORDING FEE $ 6.00

DEP. REG. 4