M. Seabury & wife
to
J. Deed
Mary Jane Groomes

Registered July 29th 1873

I, Martha E. Seabury, wife of John M. Seabury, of Davidson County and State of Tennessee for and in consideration of the sum of fifty Dollars to me paid by Mary Jane Groomes, wife of B. J. Groomes, of the same County and State, and for her natural love and affection for said Mary Jane, being her niece, do hereby bargain, sell and convey to the said Mary Jane Groomes, her heirs and assigns forever, for her own separate use and benefit, a certain lot or parcel of ground in the City of Nashville, being No. 8, and beginning at a point on the east side of Guthrie Street 224 feet south of Southern Street and being the corner of Lot No. 778; thence at right angles with Guthrie Street eastwardly 125 feet to a 20 foot alley; thence southwardly with said alley 40 feet to the S.E. corner of Lot No 9 of said property; thence at right angles with said alley westwardly with the southern boundary of said Lot No 9. 125 feet to Guthrie Street 40 feet south of the beginning; thence southwardly along said Guthrie Street to the beginning; and being the same lot conveyed to me by E. H. Whitworth, Sheriff of Davidson County, by Deed bearing date the 26th September, 1872, which gives me full power and authority to sell and convey the same by deed signed with my own proper name. To have and to hold the above described premises, with the appurtenances, to the said Mary Jane Groomes, wife of B. J. Groomes, her heirs and assigns forever, for her own sole and separate use and benefit, free from the control of her said husband, and not to be liable for any of his debts or responsibilities, with full power and authority for the said Mary Jane Groomes to sell or dispose of the same by deed under her own name and acknowledged or proven according to law, during her life time, and if she does not dispose of the same during her life, then to have the power to devise the same to whomsoever she shall appoint by her last will and testament, executed according to law, and I do hereby covenant and agree to and with the said Mary Jane Groomes, her heirs and assigns, that I will warrant and forever defend the same against all persons claiming by or through me, my heirs and assigns, but no further. In witness whereof, I have hereto set my hand and seal, this 27th day of September, 1872.

Test: Wm. G. Groomes, H. H. Parrish

Martha E. Seabury (Seal)
her
John M. Seabury (Seal)
mark

I do hereby confirm the above conveyance.

(Dr. H. H. Parrish)

State of Tennessee, Davidson County } Personally appeared before me, M. G. Ewin, Clerk of the County Court of said County, B. J. Groomes and H. H. Parrish, subscribing witnesses to the attached deed, who being first duly sworn, depose and say that they are personally acquainted with the within named Martha E. Seabury the bargainor, and that she acknowledged the same in their presence to be her act and deed for the purposes therein contained. Witness my hand at office this 30th day of July, 1873.

M. G. Ewin, Clerk,

State of Tennessee Davidson County } Personally appeared before me M. G. Ewin Clerk of the County Court, in said County, the within named John M. Seabury, the bargainor with whom I am personally acquainted and who acknowledged that he executed the annexed instrument for the purposes therein contained. Witness my hand at office, this 30th day of July, 1873.

M. G. Ewin, Clerk.

(Deed July 29th, 1873, at 11 A.M.)

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Registered July 29th 1873

W. G. Stokes and
E. H. Sutloff
to
Deed
Samuel E. Hare

I, Wm. G. Stokes, have this 21st day of July, 1873, bargained and sold & Samuel E. Hare, for made of land in Davidson County, Tennessee; One tract of ten acres in the 18th Civil District bounded & described as follows, to wit: Beginning at a stone on the North bank of Mill Creek, corner to Reid & Groomes, and running thence with Groomes line North 48 degrees West 94 poles to a stone, Groomes corner; thence North 42 degrees East 17 poles to a stone in the line of the Nash tract; thence with said line South 48 degrees East 94 poles to a stone in the bank of Mill Creek; thence down the meanders of said Creek South 42 degrees West 17 poles to the beginning, containing ten acres more or less, being the same tract of land conveyed by Boyd M. Young to E. H. Sutloff by his deed which is recorded in Register's Book No. 45, Page 224. The other tract contains 48 acres 94 poles, situated on the Mill Creek, being a part of the Smith tract of land, the same having been purchased by me from the Nash, Reid and Groomes Association, and the deed to me for the same is recorded in Book No. 45, Page 104, of the Register's Office of said County of Davidson, for the consideration of Eight Thousand seven hundred Dollars, to be paid to me by an order drawn by said Hare on T. B. Hamilton & Co. and E. H. Hamilton, for Six hundred and fifty cords of Cedar timber out of the tract that said Hare has with the said Hamilton & Co. and E. H. Hamilton, the quantity of timber of 650 cords is to be delivered by the said Hare to the said Hamilton & Co. by the 1st day of Oct next, free from all expense to me, at the price of Eleven Dollars per cord as per agreement and contract of June 3rd 1873, which order has been accepted by the said Hamilton & Co. and delivered to me; the receipt of which is hereby acknowledged, and I am to sell said timber as fast as I can conveniently after it is delivered to me, under said order, and if I should not be able to realize the sums of Four Thousand out of the sales of said timber by the 1st of Oct next, then I am to have the right to mortgage said lands or any part thereof to make up the amount of deficiency of the sale of said timber to the sums of Four Thousand as I must realize the sum of Four Thousand Dollars by that date; but if I should realize the sums of Four Thousand Dollars out of the sale of the timber before that time, I then will have no right to mortgage said land; and if I should mortgage said land for any part of said Four Thousand I am to pay off and discharge said mortgage whereon I realize the full amount of Four Thousand Dollars from the sale of said 650 cords of timber; and when the whole of the 650 cords of timber is delivered to me, and I am then to make or cause to be made to the said Hare, or his heirs or assigns a deed in fee simple for said two tracts of land above described, with general warranty, free from all incumbrance. In testimony whereof I have hereto set my hand this the day and date above written.

Wm. G. Stokes

Test: J. M. Barnes, H. B. Headley

I hereby agree and bind myself to make the deed to said Hare as above described when the conditions of said contract are fully complied with. E. H. Sutloff

Test: J. M. Barnes, H. B. Headley

State of Tennessee, Davidson County } Personally appeared before me, M. G. Ewin, Clerk of the County Court of said County, J. M. Barnes and H. B. Headley, subscribing witnesses to the attached deed & title, who being first duly sworn, depose and say, that they are personally acquainted with the within named Wm. G. Stokes and E. H. Sutloff, the bargainers, and that they acknowledged the same in their presence to be their act and deed, for the purposes therein contained. Witness my hand at office, this 29th day of July, 1873.

M. G. Ewin, Clerk.

(Deed July 29th, 1873, at 11 A.M.)

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Registered July 29th 1873

E. H. Sutloff
to
Deed
Alex Barker

This indenture made and entered into, this 5th day of March, in the year of our Lord One thousand Eight hundred and fifty five, between E. H. Sutloff, of the one and Alexander Barker, of the other part, both of the County of Rutherford, and Barker of the County of Davidson, all of the State of Tennessee. Witnesseth, that the said Sutloff, for and in consideration of the sum of Seven Hundred Dollars to me paid, the receipt of which