registered in the Register's Office of Davidson County, in book 29, page 632. But the said Joanna M. Ellis shall have the right to collect the rents from the frame house situated upon the ground herein conveyed, and remove said house whenever the said Sax shall desire possession of the lot, or notify her to remove it. The consideration paid by the said Max Sax for this conveyance is the sum of Four hundred dollars, the receipt of which is hereby acknowledged. The said James B. Craighead conveys as Trustee, in accordance with the power vested in him by the above recited deed from W.B. Lowry, the said Joanna M. Ellis having directed him in writing, subscribed by two witnesses, to convey the above described ground to said Max Sax - the said written direction is appended to this conveyance. To have and to hold the said piece of ground, to the said Max Sax, and his heirs forever. And we covenant with the said Sax, for ourselves, our heirs and representatives, that we are lawfully seized of said land, have a good right to convey it, and that the same is unencumbered. And we further covenant with the said Max Sax, his heirs and assigns, for ourselves, our heirs and representatives, that we will forever warrant and defend the title to said piece of ground, to him, his heirs and assigns, against the lawful claim of all persons whatsoever. In witness whereof, we have hereunto set our hands, this _ day of November, 1875. Joanna M. Ellis, Jas. B. Craighead, Trustee.

State of Tennessee, Davidson County } Personally appeared before me, James D. Bell, Clerk of the County Court of said County, the within named Joanna M. Ellis & Jas. B. Craighead, Trustee, the bargainers, with whom I am personally acquainted, and who acknowledged that they executed the annexed instrument for the purpose therein contained. Witness my hand, at Office, this 26 day of November, 1875.

(Rec'd February 2d 1876, at 12:05, P.M.) James D. Bell, Clerk.

---

J. D. James & J. M. Steger, Tr. to Mary Abernathy Dr. to Deed — 215 acres in 25th District

Registered Febry. 10th 1876.

We, J. M. Steger, as Trustee, and John D. James, have this day bargained and sold, and do hereby transfer and convey to Mary Abernathy, and her heirs forever, a certain piece or parcel of land in the 25th Civil District of Davidson County, Tennessee, being the tract or piece of land upon which N.L. Duke now lives, and bounded and described as follows, to wit; Beginning at a point on the North bank of the Cumberland River, near the mouth of Bark Creek, about ten miles from Nashville, on the Hyde's Ferry Turnpike Road; running thence down the River, N. 72½° W., 14 poles to a stake on the bank of the River; thence N. 74½° W. 16 poles to a stake on the bank of said River; thence S. 25° W. 10 poles, crossing the Hyde's Ferry Turnpike, to a stake; thence N. 56¼° W. 20.3 poles to a stake near a spring; thence N. 10½° W. 30 poles; N. 57° W. 42 poles; N. 19° E. 16.36 poles; N. 39¼° E. 17.6 poles; N. 25° E. 24 poles; N. 61° E. 14 poles to a stake in the middle of an old road; N. 8¾° W. 32.4 poles; N. 14½° E. 28 poles; N. 6½° E. 36 poles to a rock and gum tree; N. 5½° W. 16 poles to a black Oak; N. 33° W. 28 poles to a rock; thence N. 65° W. 22 poles to a gum tree; S. 57½° W. 28 poles; N. 86° W. 18 poles; N. 25¼° W. 39.6 poles to three chestnuts; N. 17½° E. 30 poles; N. 44½° E. 19 poles to a red oak; N. 43¾° W. 58 poles; N. 19½° E. 10 poles; N. 57° E. 12 poles; N. 41° E. 47½ poles; E. 35 poles to a stake, small white walnut in line of Evans; S. 10° W. 10 poles; S. 8½° E. 6 poles; S. 24° E. 12 poles; S. 33° E. 36 poles; S. 7½° E. 15 poles; S. 7° W. 11 poles; S. 23¾° E. 15 poles; S. 18½° W. 8 poles; S. 11° E. 13 poles; S. 6° E. 6 poles; S. 22½° E. 21 poles; S. 3° E. 11 poles; S. 36½° E. 14 poles; S. 28½° E. 18 poles; S. 87° E. 5 poles; N. 76° E. 12 poles; S. 18½° E. 21 poles; S. 11° E. 12 poles; S. 2½° E. 25 poles; S. 28° E. 33½ poles; S. 29° E. 21 poles; S. 19¾° E. 21 poles; S. 6° E. 10.6 poles; S. 27° E. 61.5 poles to a hickory and sugar tree; S. 36½° W. 26 poles; S. 51½° W. 12 poles; S. 33½° W. 28 poles; S. 3½° W. 12 poles; S. 8½° E. 16 poles; S. 50¾° E. 14 poles to the beginning. Containing Two hundred and fifteen (215) acres more or less. The consideration of this conveyance is Fifteen hundred ($1500.) dollars; Of which Three hundred ($300.) dollars has been paid me in cash; and for the balance, seven notes have been executed, each dated 13th Nov. A.D. 1875 and payable to J. M. Steger, as Trustee - One for Two hundred ($200.) dollars, signed by G. H.



Abernathy, and due on first day of January, 1876, with interest at the rate of ten per cent per annum until paid; the balance of said notes are signed by Mary Abernathy and G.H. Abernathy, each bearing interest at the rate of six per cent per annum after date - two of said notes is for two hundred ($200.) dollars _, and due one year after date; and one for One hundred ($100.) dollars due one year after date - two of said notes is for two hundred ($200.) dollars _, and due two years after date; And one for One hundred ($100.) dollars, and due two years after date. A lien is hereby retained to secure the payment of said notes. To have and to hold said land, to said Mary Abernathy, her heirs and assigns forever, to her sole and separate use, free from the debts or marital rights of her husband, with power to sell, lease, rent, mortgage, convey in trust, dispose of by last will or otherwise, as if she was a feme sole. I covenant that I am lawfully seized of said land, have a good right to convey it, and that the same is unencumbered. I further covenant that I will warrant and defend the title to said land. J.M. Steger joins in this conveyance as Trustee, and no farther or otherwise. This 13 November, 1875.

State of Tennessee, Davidson County } John D. James, J.M. Steger, Trustee for J.D. James

Personally appeared before me, L.H. Eastman, Deputy Clerk of the County Court of said County, the within named John D. James & J.M. Steger, Trustee &c, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the annexed instrument for the purposes therein contained. Witness my hand, at Office, this 15 day of November, 1875.

(Rec'd Febry. 2d 1876, at 12:15, P.M.) L.H. Eastman, Deputy Clerk.

---

E. D. Vaughan Dr. to Deed — Wm. L. Kirkpatrick — Land in 21st Dist.

Registered Febry. 11th 1876.

Know all men by these presents: That I, E. D. Vaughan, have this day bargained, sold and conveyed, and by these presents do bargain, sell and convey to Wm. L. Kirkpatrick all the right, title and interest which I hold in and to a certain tract of land lying and being in District No. 21 of the County of Davidson, State of Tennessee; the land is the same that I purchased from John Bryson, lying between White's Creek and the White's Creek Turnpike, for a more particular description of which reference is hereby made to a Title Bond of the said Bryson made to me, and which I have this day transferred to the said Kirkpatrick. The consideration for the above land, paid and to be paid by the said Kirkpatrick, is Six thousand one hundred dollars; Twenty six hundred _ of the above is a debt assumed by the said Kirkpatrick, going to the heirs of John Bryson, and now in the hands of Newton McElvine, the guardian of said heirs, and is an unpaid part of the original purchase money; One thousand dollars is a debt which I owe to said Kirkpatrick, as the administrator of Martha Douglass, decd, and due in April, Eighteen hundred and seventy five; and the balance, twenty five hundred dollars, a debt which I owe to the said Kirkpatrick, past due, and which he hereby acknowledges is paid: Now, in consideration of the above payments, made and to be made by the said Kirkpatrick, I hereby transfer all my right, title and interest in and to the above described land. Given under my hand and seal, this 21 day of August, Eighteen hundred and seventy five.

Attest: T.E. Moore, J.F. Vaughan E. D. Vaughan (seal)

State of Tennessee, Davidson County } Personally appeared before me, James D. Bell, Clerk of the County Court of said County, the within named E. D. Vaughan, the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the annexed instrument for the purpose therein contained. Witness my hand, at Office, this 2 day of February, 1876.

(Rec'd Febry. 2d 1876, at 12:58, P.M.) James D. Bell, Clerk

---

D. Martin Murphy Dr. to Deed — John Leonard.

Registered Febry. 11th 1876.

D. Martin Murphy, for and in consideration of Two hundred and fifty ($250.) dollars to me paid, the receipt of which I hereby acknowledge, have this day bargained and sold, and do hereby