State of Tennessee, Davidson County. } Personally appeared before me, C.H. Eastman, Clerk of the County Court of said County, the within named B.F. Cockrill, the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, at office, this 16th day of Nov, 1881. (Recd for reg. 16 Nov 1881, at 12 M.) C.H. Eastman, Clerk.

Registered Nov 16th 1881.

James Philips To Deed Lysander Flagg.

For and in consideration of the sum of Fifteen hundred ($1500.00) dollars, paid to me in cash by Lysander Flagg, the receipt of which is hereby acknowledged. I, James Philips, have bargained and sold, and by these presents, do transfer and convey unto the said Lysander Flagg his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee as follows: Situated in the Eighth (8th) ward of the City of Nashville, and described, thus: Beginning on the south side of Hogg Street at a point sixty-five (65') feet Eastwardly from Stevenson Avenue: and running Eastwardly, with Hogg Street, sixty-five (65') feet to an alley 10 feet wide; thence South wardly, with said alley one hundred and thirty (130) feet to another 10 foot alley; thence Westwardly, with the last mentioned alley, sixty-five (65') feet to a point 65 feet from Stevenson Avenue or Street; and thence Southwardly, in a line parallel with Stevenson Avenue or Street, one hundred and thirty (130) feet to the beginning; being the same property conveyed to me by John A. and Martha J. Williams, by deed recorded in Register's Office of said County in book No 70, page 169. The said Lysander Flagg is not to take possession of or collect any of the rents of said property until June 1st, 1882, at which time he is to have full possession of the property. To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Lysander Flagg his heirs and assigns, forever. And I do covenant with the said Lysander Flagg, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Lysander Flagg his heirs and assigns, against the lawful claims of all persons whomsoever. Witness my hand this 15th day of November, 1881. James Philips.

65 ft on the South side of Hogg Street in the 8th city ward

State of Tennessee, Davidson County. } Personally appeared before me, C.H. Eastman, Clerk of the County Court of said County, the within named James Philips, the bargainor with whom I am personally acquainted, and acknowledged that he executed the annexed instrument for the purposes therein expressed. Witness my hand, at office, this 16th day of Nov 1881. C.H. Eastman, Clerk.

(Rec'd for Reg. 16 Nov 1881, at 1, P.M.)