that I am lawfully seized and possessed of said land in fee-simple, have a good right to convey it, and the same is unincumbered. 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 A. E. Eaton, heirs and assigns, against the lawful claims of all persons whomsoever. Witness our hands, this 9th day of June 1889.

John. J. Rucker.
Nannie E Rucker.

State of Kentucky
Boone County } Personally appeared before me M. I. Garnett County Court Clerk, in and for said County, the within named John J. Rucker and wife wife Nannie E. Rucker, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the annexed instrument for the purposes therein expressed. And the said Nannie E. Rucker, wife of the said John J. Rucker having personally appeared before me, privately and apart from her husband, the said Nannie E. Rucker, acknowledged the execution of the said instrument to have been done by her freely, voluntarily and understandingly, without compulsion or constraint from her said husband, and for the purposes therein expressed. Witness our hand and seal of said County, at Office. This 10th day of June 1889.

Seal

M. I. Garnett. Clerk
Boone County Court

State of Kentucky
County of Boone } I. E. H. Baker Judge of the Boone County Court, in the State of Kentucky, do certify That the foregoing certificate of M. I. Garnett Clerk of the Boone County Court, is in due form, that he was Clerk of said Court at the time it bears date, and that his signature thereto is genuine. Witness my hand as Judge of said Court, this 12th day of May 1890.

E. H. Baker. Judge of
Boone County Court.

Recd May 26th 1890 at 3-24 P.M.

Registered May 30th 1890.

A. B. Payne et al
To
Mary G. Stratton
Deed

For and in consideration of the sum of Nineteen Hundred Twenty and 50/100 ($1920.50/100) Dollars, to us paid and secured to be paid by Mary G. Stratton, as follows, to-wit: Seventy Five ($75.) Dollars cash in hand, the receipt of which is hereby acknowledged Thirty Six (36) promissory notes, each for Twenty Five ($25.) Dollars, and One for Twenty Two 70/100 ($22.70/100) Dollars, all payable to the order of L. A. Cummings, the first one Octo 4th 1888. and bi-monthly thereafter until all are paid. A like number for same amounts payable to the order of A. B. Payne, the first one Nov. 4th 1888. and bi-monthly thereafter until all are paid all of even date herewith, with interest from date, and to secure the payment of which a lien is specially retained on the land hereby conveyed. We A. B. Payne and Cornelia N. Payne, his wife and L. A. Cummings, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said Mary G. Stratton her heirs and assigns, a certain tract or parcel of land, lying and being in the 18th Civil District of Davidson County, State of Tennessee, as follows: Being Lots numbered 79 and 80, in Payne, Cummings, Blakemore's addition to Nashville, a plat of which is recorded R. O. D. B. Book 57 page 80 said Lot No 79 fronts 50 feet and No. 80. 69 feet, both on the South side of Shelby Avenue, and run back between parallel lines 160 feet to an Alley, and for a more particular description of which Lots, reference is hereby made to the plat above noted. To have and to hold, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Mary G. Stratton her heirs and assigns forever. And we do covenant with the said Mary G. Stratton, that we are lawfully seized and possessed of said land in fee-simple, have a good right to convey it, and the same is unincumbered. And we do further covenant and bind our-selves, our heirs and representatives to warrant and forever defend the title to said land to the said Mary G. Stratton, her heirs and assigns, against the lawful claims of all persons whomsoever. Witness our hands, this 4th day of September 1888.

A. B. Payne
Cornelia N. Payne
L. A. Cummings.

State of Tennessee
Davidson County } Personally appeared before me, L. J. Lee, a Notary Public, in and for said County, the within named A. B. Payne and Cornelia N. Payne & L. A. Cummings, the bargainors, with whom I am personally acquainted, and acknowledged that they executed the annexed instrument for the purposes therein contained. And Cornelia N. Payne wife of the said A. B. Payne having personally appeared before me, privately and apart from

All the endorsement on the within deed of A. B. Payne et al to M. G. Stratton, have been paid & are this day released & discharged. Witness my hand & official seal this 30th day of May 1890.

L. J. Lee
Notary Public

Rec'd 12 & 44 Min. A.M. May 30th 1890.
W. E. Maginnis
Register.