FOSTER & PARKES CO., NASHVILLE

For and in consideration of the sum of SIX HUNDRED SEVENTY FIVE AND 00/100 ~~$~~ ($675.00) ~~DOLLARS~~ DOLLARS PAID IN CASH BY W. T.WASHINGTON JR.,THE RECEIPT OF WHICH IS HE REBY ACKNOWLEDGED, WE,JAMES A. NEWMAN AND WIFE, MARYE E.NEWMAN HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID W.T.WASHINGTON JR.,HIS HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE,DESCRIBED AS FOLLOWS, TO WIT:

THE EASTERLY ONE HALF OF LOT NO.75 ON THE PLAN OF INGLEWOOD PLACE AS OF RECORD IN BOOK NO.332,PAGE 101,OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE. SAID EASTERLY ONE HALF OF SAID LOT NO.75 FRONTS 51 FEET ON THE NORTHERLY SIDE OF SHELTON AVENUE AND RUNS BACK BETWEEN PARALLE LINES 189.75 FEET TO A DEAD LINE,AND IS PARTOF THE SAME PROPERTY CONVEYED TO JAMES A .NEWMAN X BY DAVID LIPSCOMB JR.,AND X WIFE BY DEED OF RECORD IN BOOK NO.635, PAGE 545,OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,ENNESSEE.

IT IS UNDERSTOOD AND AGREED THAT THE GRANTORS HEREIN ARENOT TO FURNISH OR PAY FOR A WATER TAP WITH THEPREMISES,BUT THAT THE SUM OF $75.00 X HAS BEEN DEDUCTED FROM THE CONSIDERATION FOR THEPURCHASE OF THE PROPERTY AND THAT THE GRANTEEIS TO PAY FOR SAID WATER ~~XXX~~ TAP.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said W.T.WASHINGTON,JR., HIS, heirs and assigns, forever, and WE do covenant with the said W. T.WASHINGTON,JR., 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,THE SAID ~~JAMES~~ JAMES A.NEWMAN AND WIFE MARYE E.NEWMAN do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said W. T.WASHINGTON,JR., HIS heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 30TH MAX day of MAY ,~~XX~~ 1925

Witness: JAMES A.NEWMAN
~~XXX~~ MARYE E. NEWMAN

STATE OF TENNESSEE, DAVIDSON COUNTY. Personally appeared before me, JNO. C.BLACKWELL a Notary Public in and for said County and State, the within-named JAMES A.NEWMAN AND WIFE MARYE E.NEWMAN, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And MARYE E.NEWMAN WIFE of the said JAMES A. NEWMAN, having appeared before me privately and apart from HER husband, the said MARYE E.NEWMAN 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 my hand and official seal at Nashville, Tennessee, this 30TH day of MAY ,1925

(SEAL) JNO. C.BLACKWELL, Notary Public.

MY COMMISSION EXPIR ES APR. 3RD,1926

U. S. R. S. $ 1.00

Rec'd. JUNE 17,1925 AT 9:55 A.M.

For and in consideration of the sum of FIVE AND NO/100 ($5.00) DOLLARS PAID IN CASH BY MAGGIE R. BRADEN,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,AND THE FURTHER CONSIDERATION OF THE LOVE AND AFFECTION ,I HAVE FOR MY SISTER MAGGIE R.BRADEN, I, ANNA BRADEN,AN UNMARRIED WOMAN,HAVE BARGAINED ANDSOLD,AND BY THESEPRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MAGGIE R.BRADEN ,HER HEIRS AND ASSIGNS, A ONE-HALF UNDIVIDED INTERESTIN AND TO THE FOLLOWING DESCRIBED PROPERTY,BEING X CERTAIN TRACTS ORPARCELS OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE,DESCRIBED AS FOLLOWS,TO WIT: BEING LOT NO.1 IN ELIZABETH MORRISON'S SUBDIVISION OF LOT NO.158 IN JOHN MCNAIRY'S X MANSION HOUSE TRACT, NOT OF RECORD ,DESCRIBED AS FOLLOWS,BEGINNING ON THE NORTHWEST CORNER OF HAMILTON STREET AND 11TH AVENUE, NORTH,FORMERLY CUMBERLAND STREET; THENCE NORTHERLY WITH THE WESTERLY MARGINOF 11TH AVENUE NORTH, 62 FEET TO THE SOUTHEAST CORNER OF LOT NO.35 ON THEPLAT OF JOHNSON BRANSFORD'S SUBDIVISION OF THREE PARTS OF LOT NO.158 IN THE JOHN MCNAIRY MANSION HOUSE TRACT,AS OF RECORD IN BOOK NO.161, PAGE 146, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE; THENCE WESTERLY WITH THE LINE BETWEEN SAID LOTS NOS. 1 AND 35 ,134 X FEET,MORE OR LESS,TO AN ALLEY THENCE SOUTHERLY WITH THE EASTERLY MARGIN OF SAID ALLEY,62 FEET TO HAMILTON STREET;AND THENCE, EASTERLY WITH THE NORTHERLY MARGIN OF HAMILTON STREET,~~XX~~ 134 FEET,MORE OR LESS,TO THE BEGINNING, AND BEING THE SAME PROPERTY CONVEYED TO ROBERT BRADEN BY DEED FROM ELIZABETH MORRISON DATED JULY 22ND, 1874 AND RECORDED IN BOOK NO.51,PAGE 444, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE, AND THE SAID ROBERT BRADEN HAS DIED INTESTATE,LEAVING AS HIS ONLY HEIRS AT LAW, ANNA BRADEN,MAGGIE BRADEN,AND FRANK BRADEN, AND FRANK BRADEN HAS SINCE DIED INTESTATE AND WITHOUT ISSUE.

TRACT NO.2 BEING LOT NO.157 IN MCGAVOCK AND HETMORE'S ADDITION TO NASHVILLE,TENN., A PLAN OFWHICH IS RECORDED IN BOOK NO.21,PAGE 23, OF THE REGISTER'SOFFICE FOR DAVIDSON COUNTY, TENN.,AND MORE PARTICULARLY DESCRIBED AS FRONTING 50 FEET ON THE SOUTHWEST SIDE OF NINTH AVENUE NORTH,AND RUNNING BACK BETWEEN PARALLEL LINES 150 FEET,MORE OR LESS,TO AN ALLEY, AND IS THE SAME PROPERTY CONVEYED TO FRANK E.BRADEN,BY DEED FROM PATRICK H.CAIN,DATED,AUGUST 28TH,1915, AND RECORDED IN BOOK NO.469,PAGE 590, R.O.D.C.TENNESSEE,AND THE SAID FRANK E.BRADEN HAS SINCE DIED INTESTATE AND WITHOUT ISSUE,LEAVING SURVIVING HIM AS HIS ONLY HEIRS AT ~~XX~~ LAW, ANNA BRADEN AND MAGGIE BRADEN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MAGGIE R. BRADEN,HER, heirs and assigns, forever, and I do covenant with the said MAGGIE R.BRADEN 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, ANNA BRADEN do further covenant and bind MYSELF,MY heirs and representatives, to warrant and forever defend the title to said land to the said MAGGIE R.BRADEN HER heirs and assigns, against the lawful claims of all persons whomsoever

Witness XMY hand, this 10TH day of MARCH 1925

Witness: ANNA BRADEN

STATE OF TENNESSEE, DAVIDSON COUNTY. Personally appeared before me, MARY M.VAUGHAN a Notary Public in and for said County and State, the within-named ANNA BRADEN, A SINGLE WOMAN, the bargainor -, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And , of the said , having appeared before me privately and apart from husband, the said acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 10TH day of MARCH 1925

(SEAL) MARY M.VAUGHAN, Notary Public.

MY COMMISSION EXPIRES JAN.4-1928

U. S. R. S. $ ---

Rec'd. X JUNE 8,1925 AT 11:05 A.M.