21606 MARSHALL & BRUCE CO. NASHVILLE

PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY THE WITHIN NAMED BENJAMIN MOSS BRANSFORD, AN UNMARRIED PERSON THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WCKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL THIS THE 25TH DAY OF FEB 1936

(SEAL) MARTHA FARR

NOTARY PUBLIC IN AND FOR DAVIDSON COUNTY,TENN,

COM.EXPIRES JULY 16,1939

U.S.R.S. $7.50

REC'D FEB 26,1936 AT 2:25 P.M.

NUMBER 67848 RECORDED FEB. 29, 1936.

AMERICAN NATL BANK

TO DEED

E. M.FLEMING, ET UX.

FOR AND IN CONSIDERATION OF THE SUM OF ONE THOUSAND FIVE HUNDRED DOLLARS ($1500.00) PAID AND TO BE PAID BY E. M. FLEMING AND WIFE, BELLE M. FLEMING, AS FOLLOWS: THREE HUNDRED DOLLARS ($300.00) IN CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE BALANCE OF ONE THOUSAND TWO HUNDRED DOLLARS ($1200.00) SAID E. M. FLEMING AND WIFE, BELLE M. FLEMING, HAVE EXECUTED THEIR PROMISSORY NOTE OF EVEN DATE HEREWITH IN THE SUM OF ONE THOUSAND TWO HUNDRED DOLLARS ($1200.00), PAYABLE IN INSTALLMENTS OF TWENTY FIVE DOLLARS ($25.00) ON THE FIRST OF EACH MONTH BEGINNING APRIL 1, 1936, AND BEARING INTEREST AT THE RATE OF SIX PERCENT (6%) PER ANNUM FROM DATE, INTEREST BEING PAYABLE THE FIRST OF EACH MONTH ON THE ENTIRE UNPAID BALANCE BEGINNING APRIL 1, 1936, SAID NOTE ALSO CONTAINING A PROVISION TO THEEFFECT THAT WHEN AS MANY AS TWO INSTALLMENTS ARE PAST DUE THE ENTIRE BALANCE WITH INTEREST MAY BE DECLARED DUE AND PAYABLE, AND PROVIDING FOR PAYMENT OF A REASONABLE ATTORNEY'S FEE FOR COLLECTION, WITH A LIEN RETAINED, AND TO SECURE THE PAYMENT OF WHICH NOTE A LIEN IS HEREBY EXPRESSLY RETAINED ON THE PROPERTY HEREINAFTER DESCRIBED. THE AMERICAN NATIONAL BANK OF NASHVILLE HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE SAID E. M. FLEMING AND WIFE, BELLE M. FLEMING, THEIR HEIRS AND ASSIGNS, CERTAIN PROPERTY IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF LOTS 4 AND 5 AND LOT NO. 10 IN D. B. COOPER'S ADDITION TO EAST NASHVILLE, TENNESSEE, AS PER PLAT AND SURVEY OF W. H. LYLE, RECORDED IN THE REGISTER'S OFFICE OF SAID COUNTY IN PLAN BOOK NO. 57, PAGE 154. SAID LOT NO. 10 IS BOUNDED BY LOT NO. 11 AND BY CRUTCHER, 5TH AND DUNCAN STREETS; THENCE LOTS BEING SAME CONVEYED TO DAVIDSON BENEDICT CO. BY DEED OF W. V. DAVIDSON, ET AL, OF RECORD IN BOOK 318, PAGE 609, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof (in full) this 19 day of March 1940

Attest: [illegible]

21606 MARSHALL & BRUCE CO. NASHVILLE

BEING THE SAME PROPERTY CONVEYED TO THE AMERICAN NATIONAL BANK OF NASHVILLE BY DEED OF J. C. SCHUTT, TRUSTEE AND T. A. WASHINGTON, OF RECORD IN BOOK ___ PAGE___ REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD SAID TRACT OR PARCEL OF LAND WITH ALL OF THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID E. M. FLEMING AND WIFE, BELLE M. FLEMING, THEIR HEIRS AND ASSIGNS, FOREVER.

AND THE SAID AMERICAN NATIONAL BANK OF NASHVILLE DOES COVENANT WITH THE SAID E. M. FLEMING AND WIFE, BELLE M. FLEMING, THAT IT IS LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAS A GOOD RIGHT TO CONVEY THE SAME, AND THAT SAID PROPERTY IS UNINCUMBERED. THE SAID AMERICAN NATIONAL BANK OF NASHVILLE DOES FURTHER COVENANT AND BIND ITSELF, ITS SUCCESSORS AND REPRESENTATIVES TO WARRANT AND FOREVER DEFEND THE TITLE TO SAID LAND TO THE SAID E. M. FLEMING AND WIFE, BELLE M. FLEMING, THEIR HEIRS AND ASSIGNS AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

IN WITNESS WHEREOF THE SAID AMERICAN NATIONAL BANK OF NASHVILLE HAS CAUSED ITS CORPORATE NAME TO BE SIGNED HEREUNTO AND ITS CORPORATE SEAL AFFIXED BY ITS DULY AUTHORIZED OFFICERS, THIS 27 DAY OF FEB., 1936.

(SEAL) AMERICAN NATIONAL BANK OF NASHVILLE

BY J. C. WILKERSON, VICE PRESIDENT.

ATTEST:
M. E. BARR, CASHIER.

STATE OF TENNESSEE

COUNTY OF DAVIDSON.

PERSONALLY APPEARED BEFORE ME, E. W. SMITH, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, J. C. WILKERSON AND M. E. BARR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON OATH ACKNOWLEDGED THEMSELVES TO BE THE VICE PRESIDENT AND CASHIER, RESPECTIVELY, OF AMERICAN NATIONAL BANK OF NASHVILLE, A CORPORATION, THE WITHIN NAMED BARGAINOR, AND THAT THEY AS SUCH VICE PRESIDENT AND CASHIER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION THERETO BY J. C. WILKERSON AS VICE PRESIDENT AND ATTESTING THE SAME BY M. E. BARR AS CASHIER, AND AFFIXING THE CORPORATE SEAL THERETO.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ON THIS 27 DAY OF FEB., 1936.

MY COMMISSION EXPIRES JULY 7, 1938.

(SEAL) E. W. SMITH, NOTARY PUBLIC.

U.S.R.S. $1.50

RECEIVED FEB. 28, 1936, AT 1:05 P.M.
