85749 RECORDED APRIL 5, 1937. CLARKE W.BATEMAN, ET UX., TO J.A. KOELLEIN.

1019

For and in consideration of the sum of ONE ($1.00) DOLLAR, CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS PAID BY J.A.KOELLEIN, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, CLARKE W. BATEMAN, AND WIFE, RUBY BATEMAN, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J.A.KOELLEIN, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS 17, 18, AND THE NORTHERLY 75 FEET OF LOT 19 ON THE MAP OF RIVERWOOD SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 62, R.O.D.C.,TENNESSEE.

SAID LOT 17 FRONTS 114 FEET ON THE WESTERLY SIDE OF A 30 FOOT AVENUE AND RUNS BACK ON THE SOUTHERLY LINE 291.5 FEET AND ON THE NORTHERLY LINE 324 FEET WITH THE SOUTHERLY MARGIN OF A 25 FOOT AVENUE TO A LINE AND MEASURES 200 FEET ON SAID LINE.

SAID LOT 18 FRONTS 100 FEET AND THE PORTION OF LOT 19 HEREIN CONVEYED FRONTS 75 FEET ON THE WESTERLY SIDE OF SAID 30 FOOT AVENUE AND RUN BACK BETWEEN PARALLEL LINES WESTERLY TO A LINE SHOWN ON THE SUBDIVISION PLAN AS A 25 FOOT AVENUE, BUT NOW ABANDONED, ON WHICH LINE SAID LOT 18 AND THE PORTION OF LOT 19 BEING CONVEYED BY THIS DEED AT LEAST FRONT 100 FEET AND 75 FEET, RESPECTIVELY, THE NORTH LINE OF LOT 18 BEING 291.5 FEET AND THE SOUTH LINE OF THE PORTION OF LOT 19 BEING CONVEYED BY THIS INSTRUMENT BEING A FEW FEET LESS THAN 291.5 FEET.

BEING A PART OF THE SAME PROPERTY CONVEYED TO CLARKE W.BATEMAN BY DEED FROM MARY B.AMBROSE AND OTHERS, DATED MARCH 24, 1937, AND RECORDED IN THE REGISTERS OFFICE OF DAVIDSON COUNTY,TENNESSEE.

IT IS UNDERSTOOD THAT THE PROPERTY HEREIN CONVEYED IS SUBJECT TO AN EASEMENT FOR ROAD PURPOSES, AS EVIDENCED BY A RIGHT-OF-WAY AGREEMENT EXECUTED BY MARY B.AMBROSE AND OTHERS, DATED SEPTEMBER 9, 1936, AND DELIVERED TO AND ACCEPTED BY DAVIDSON COUNTY HIGHWAY COMMISSION, WHICH RIGHT-OF-WAY AGREEMENT IS RECOGNIZED BY BOTH THE GRANTORS AND THE GRANTEE UNDER THIS INSTRUMENT AS OUTSTANDING AND BINDING UPON BOTH THE GRANTORS AND THE GRANTEE TO THIS DEED.

ALSO, IT IS UNDERSTOOD THAT LOT 17, ABOVE DESCRIBED, IS FURTHER ENCUMBERED BY A RIGHT-OF-WAY EASEMENT IN FAVOR OF DAVIDSON COUNTY IN ACCORDANCE WITH AGREEMENT EXECUTED BY A.H.WEIMER AND J.A. KOELLEIN ET AL, DATED MARCH 27, 1935, AND DELIVERED TO AND ACCEPTED BY THE DAVIDSON COUNTY HIGHWAY COMMISSION, WHICH BOTH THE GRANTORS AND THE GRANTEE UNDER THIS DEED RECOGNIZE AS OUTSTANDING AND VALID.

ALSO, IT IS UNDERSTOOD THAT THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS CONTAINED IN PRIOR CONVEYANCES AS TO BUILDINGS AND USE AND OCCUPANCY OF SAID 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 J.A.KOELLEIN, HIS, heirs and assigns, forever, and WE do covenant with the said J.A.KOELLEIN, 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, EXCEPT BY TAXES FOR 1937, WHICH ARE TO BE PAID BY THE GRANTEE.

And WE, THE SAID CLARKE W.BATEMAN AND WIFE, RUBY BATEMAN, do further covenant and bind OURSELVES, OUR, heirs and representatives, to warrant and forever defend the title to said land to the said J.A.KOELLEIN, HIS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 30 day of MARCH, 1937.

Witness: F.B.GAINES — CLARKE W.BATEMAN

GEO.G.THOMAS — RUBY BATEMAN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, F.B.GAINES, a Notary Public in and for said County and State, the within-named CLARKE W.BATEMAN AND WIFE, RUBY BATEMAN, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And X wife of the said X, having appeared before me privately and apart from husband, the said X 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 30 day of MARCH, 1937.

Commission Expires 1 day of APRIL, 1939. (Seal.) F.B.GAINES, Notary Public.

U.S.R.S. $1.00.

RECD APRIL 3, 1937 AT 9:00 A.M.

NUMBER 85756 RECORDED APRIL 5, 1937. F.H.RICE, ET UX., TO STANLEY H.ESTES, ET UX.

1019

For and in consideration of the sum of $5,500.00 FIVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS, CASH IN HAND PAID BY STANLEY H.ESTES AND WIFE, SARAH P.ESTES, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, F.H.RICE AND WIFE, ALEEN I.RICE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID STANLEY H.ESTES AND WIFE,SARAH P.ESTES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING PARTS OF LOTS 44 AND 45 ON THE MAP OF EASTDALE PLACE, AS OF RECORD IN BOOK 547, PAGES 29 AND 30, REGISTERS OFFICE FOR DAVIDSON COUNTY,TENNESSEE, DESCRIBED AS FOLLOWS:-

BEGINNING ON THE SOUTHERN MARGIN OF RIVERWOOD DRIVE AT THE CORNER OF LOTS 44 AND 45; RUNNING THENCE IN A SOUTHWESTERLY DIRECTION 200 FEET MORE OR LESS, TO A DEAD LINE, BEING 10 FEET NORTHWESTERLY FROM THE CORNER OF LOTS NOS. 44 AND 45 ON SAID PLAN; THENCE SOUTHEASTERLY WITH SAID DEAD LINE 70 FEET; THENCE NORTHEASTERLY 200 FEET MORE OR LESS TO THE SOUTHERLY MARGIN OF RIVERWOOD DRIVE, BEING 10 FEET WESTERLY FROM THE CORNER OF LOTS NOS. 45 AND 46; THENCE WESTERLY WITH THE SOUTHERLY MARGIN OF SAID RIVERWOOD DRIVE, 90 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THE SAID F.H.RICE AND WIFE, ALEEN I. RICE, BY DEED FROM E.H.FLETCHER AND WIFE, OF RECORD IN BOOK 853, PAGE 317, SAID REGISTERS OFFICE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said STANLEY H.ESTES AND WIFE, SARAH P.ESTES, THEIR, heirs and assigns, forever, and WE do covenant with the said STANLEY H.ESTES AND WIFE, SARAH P.ESTES, 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 EXCEPT TAXES FOR THE YEAR 1937 WHICH THE GRANTEES HEREIN ASSUME AND AGREE TO PAY. THIS CONVEYANCE IS MADE SUBJECT TO THE BUILDING RESTRICTIONS IN THE DEED OF RECORD IN BOOK 833, PAGE 385, SAID REGISTERS OFFICE.

And WE, F.H.RICE AND WIFE, ALEEN I.RICE, do further covenant and bind OURSELVES, OUR, heirs and representatives, to warrant and forever defend the title to said land to the said STANLEY H.ESTES AND WIFE, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 31ST day of MARCH, 1937.

Witness: F.H.RICE

ALEEN I.RICE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARVIN K.BARRY, a Notary Public in and for said County and State, the within-named F.H.RICE AND WIFE, ALEEN I.RICE, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And X wife of the said X, having appeared before me privately and apart from husband, the said X 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 31ST day of MARCH, 1937.

Commission Expires 8 day of JAN., 1938. (Seal.) MARVIN K.BARRY, Notary Public.

U.S.R.S. $5.50.

RECD APRIL 3, 1937 AT 10:10 A.M.