NUMBER 86592 RECORDED APRIL 19,1937 I, RUTLEDGE OSBORNE TO LIDA JOHNSON OSBORNE ET AL

1025

For and in consideration of the sum of ONE DOLLARS CASH IN HAND PAID THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE LOVE AND AFFECTION I HAVE FOR MY WIFE, MRS. LIDA JOHNSON OSBORNE AND MY CHILLDREN, FAY ELIZABETH OSBORNE AND LAURA PEPPER OSBORNE, I I, RUTLEDGE OSBORNE HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID LIDA JOHNSON OSBORNE FOR THE TERM OF HER NATURAL LIFE, WITH REMAINDER TO FAY ELIZABETH & LAURA PEPPER OSBORNE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING TRACTS NUMBERED "23" AND "26" IN THE BRANSFORD REALTY'S "ALTA LOMA" SUBDIVISION, THE PLAN OF WHICH IS OF RECORD IN BOOK 421, PAGE 44, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID TRACT NO.23 CONTAINING S.30 ACRES, MORE OR LESS, AND IS MORE ACCUARTELY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF SPRINGDALE AVE., THE COMMON CORNER OF TRACTS NOS.23 AND 26; THENCE SOUTHERLY 6½ DEGREES WEST 208 FEET, MORE OR LESS, TO A POINT; THENCE NORTHWARDLY 75¾ DEGREES EAST 515 FEET, MORE OR LESS, TO THE WESTERN LINE OF THE RIGHT OF WAY OF THE LOUISVILLE AND NASHVILLE RAILROAD; THENCE NORTHERLY ALONG THE WESTERN LINE OF SAID RIGHT OF WAY 711 FEET, MORE OR LESS, TO A POINT, THE NORTHEAST CORNER OF SAID TRACT NO.23; THENCE WESTERLY ALONG THE BOUNDARY LINE BETWEEN TRACTS NOS.23 AND 26, 429½ FEET MORE OR LESS, TO THE POINT OF BEGINNING. SAID TRACT NO.26 CONTAINING 4-35 ACRES, MORE OR LESS, AND IS MORE ACCURATELY DESCRIBED AS FOLLOWS, -SAID TRACT NO.26 ADJOINS TRACT NO.23 ON THE NORTHERLY SIDE OF AND IS MORE ACCURATELY DESCRIBED AS BEGINNING AT A POINT IN THE CENTER OF SPRINGDALE AVENUE, THE COMMON CORNER OF TRACTS NOS.23 AND 26; THENCE EASTERLY ALONG THE SOUTHERN BOUNDARY LINE OF TRACT NO.26, 479½ FEET, MORE OR LESS, TO A POINT, THE SOUTHEAST CORNER OF SAID TRACT NO.26; THENCE NORTHERLY ALONG THE WESTERN LINE OF THE RIGHT OF WAY OF THE LOUISVILLE & NASHVILLE RAILROAD, 409 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF MONTICELLO AVENUE, THENCE WESTERLY ALONG THE CENTER OF SAID AVENUE, 454 FEET, MORE OR LESS, TO A POINT; THENCE SOUTHERLY ALONG THE CENTER OF SAID SPRINGDALE AVENUE, 410 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING IN ALL 12.68 ACRES.

BEING THE SAME PROPERTY DEEDED TO ME BY BRANSFORD REALTY COMPANY BY DEED RECORDED IN BOOK 492 AT PAGE 463 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS DEED IS MADE TO MY WIFE FOR LIFE WITH REMAINDER TO MY CHILDREN BORN OF HER BODY.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said LIDA JOHNSON OSBORNE FOR AND DURING HER NATURAL LIFE WITH REMAINDER TO FAY ELIZABETH & LAURA PEPPER OSBORNE THEIR heirs and assigns, forever, and I, do covenant with the said LIDA JOHNSON OSBORNE, FAY ELIZABETH AND LAURA PEPPER OSBORNE 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. SAVE BY A MORTGAGE TO THE HOME OWNERS LOAN ASSOCIATION FOR ABOUT $490.00 WHICH THEY ASSUME.

And I, I, RUTHLEDGE OSBORNE do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said LIDA JOHNSON OSBORNE AND FAY ELIZABETH & LAURA PEPPER OSBORNE THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand 5, this OCT 5TH day of OCTOBER, 1935

Witness:

I, RUTLEDGE OSBORNE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, HENRY C. LASSING a Notary Public in and for said County and State, the within-named I, RUTLEDGE OSBORNE the bargainor, with whom I am personally acquainted, and who acknowledged that HE 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 5 day of OCTOBER, 1935

Commission Expires 3 day of OCT, 1938.

REC'D APRIL 17,1937 AT 11:50 A.M.

(Seal.) HENRY C. LASSING Notary Public.

NUMBER 86569 RECORDED APRIL 19,1937 MRS. LOUISE ARCHEY TO MISS ETHEL IRENE SMITH

1025

For and in consideration of the sum of FIVE HUNDRED AND FIFTY ($550.00) - - - -DOLLARS PAID AND TO BE PAID BY MISS ETHEL IRENE SMITH AS FOLLOWS: ONE HUNDRED ($100.00) DOLLARS CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE BALANCE THE SAID MISS ETHEL IRENE SMITH HAS EXECUTED HER FORTY-FIVE (45) PROMISSORY NOTES BEARING EVEN DATE HEREWITH AND PAYABLE MONTHLY, THE FIRST ONE FALLING DUE JUNE 1, 1937, AND THE REMAINING ONES MONTHLY THEREAFTER. SAID NOTES TO BEAR INTEREST AT THE RATE OF 6% PER ANNUM AND A LIEN IS HEREBY SPECIFICALLY RETAINED ON THE PROPERTY HEREIN CONVEYED TO SECURE THE PAYMENT OF SAID NOTES WITH INTEREST. AND FOR THE FURTHER CONSDIERATION THAT THE CONVEYOR, MRS. LOUISE ARCHEY, SHALL HAVE THE RIGHT DURING HER NATURAL LIFE TO LIVE IN THE LITTLE TWO ROOMED HOUSE LOCATED ON THE PREMISES HEREBY CONVEYED IMMEDIATELY IN THE REAR OF THE LARGER FOUR ROOM HOUSE ALSO LOCATED ON SAID PREMISES, AND A LIEN IS HEREBY RETAINED ON THE PROPERTY HEREIN CONVEYED TO SECURE MY RIGHT TO SO LIVE IN SAID HOUSE DURING MY NATURAL LIFE.

I, MRS. LOUISE ARCHEY, A WIDOW, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MISS ETHEL IRENE SMITH HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS: KNOWN AS PART OF LOTS NUMBERS 325 AND 326 IN McGAVOCK'S PLAN OF LOTS AS REGISTERED IN BOOK 162 PAGE 169, OF THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE. AND SAID PARTS OF SAID LOTS FRONT 50 FEET ON THE NORTH SIDE OF SCOTT STREET AND RUNS BACK, NORTHWARDLY AND BETWEEN PARALLEL LINES 100 FEET TO THE LINE OF LOT 324 IN SAID PLAN, AND BEGINS 50 FEET EAST OF THE NORTH EAST CORNER OF SCOTT AND WETMORE STREETS AND RUNS THENCE IN AN EASTWARD DIRECTION AND ALONG THE NORTHERN MARGIN OF SAID SCOTT STREET 50 FEET TO A POINT, THENCE NORTHWARDLY 100 FEET TO THE LINE OF LOT 324 IN SAID PLAN - THENCE WESTWARDLY AND ALONG THE LINE DIVIDING SAID LOT 325 FROM LOT 324 - 50 FEET TO A POINT 50 FEET EAST OF WETMORE STREET. THENCE SOUTHWARDLY 100 FEET TO THE BEGINNING CORNER ON SAID SCOTT STREET. AND BEING THE SAME PROPERTY CONVEYED TO ME BY J.F. HOSRIC, ET AL., A DEED TO WHICH IS REGISTERED IN R.O.D.C. TENNESSEE, IN BOOK NO.212 PAGE 3 5, TO WHICH REFERENCE IS HEREBY MADE FOR MORE PERFECT DESCRIPTION.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MISS ETHEL IRENE SMITH, HER heirs and assigns, forever, and I do covenant with the said MISS ETHEL IRENE SMITH 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 MISS ETHEL SMITH, HER heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand, this THE 10 day of APRIL, 1937

Witness:

LOUISE ARCHEY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, C. BEVERLY BRILEY a Notary Public in and for said County and State, the within-named MRS. LOUISE ARCHEY, A WIDOW, the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And --- wife 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 APRIL, 1937

Commission Expires XMXMXM day of 1-7-41 XXXXXX

U.S.R.S. $1.00

REC'D APRIL 17,1937 AT 10:29 A.M.

(Seal.) C. BEVERLY BRILEY Notary Public.