49079 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1126

For and in consideration of the sum of TWENTY THOUSAND & NO/100 ($20,000.00) DOLLARS

CASH IN HAND PAID,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, DEANE M.SHWAB AND HUSBAND, GEORGE A. SHWAB HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CAROLYN JONES BOYD AND HUSBAND, HENRY W. BOYD, JR THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A TRACT OF LAND IN THE 7TH FORMERLY 11TH,CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF BLOCKS "H" AND "I" ON THE MAP OF BELLE MEADE SUB-DIVISION NO.2, AS OF RECORD IN BOOK 421 PAGE 51, REGISTER'S OFFICE FOR SAID COUNTY AND PART OF A TRACT OF LAND,CONTAINING 75 ACRES, MORE OR LESS, ADJOINING SAID BLOCKS "H" AND "I" AND DESCRIBED, ACCORDING TO A SURVEY MADE JUNE 7, 1934, BY ERLE DRAKE, COUNTY SURVEYOR, DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:
BEGINNING AT A STAKE IN THE CENTER OF THE NEW CHICKEBING ROAD OR BELLE MEADE PIKE AND RUNNING THENCE NORTH 10° EAST, WITH THE CENTER OF SAID ROAD, 1088.2 FEET TO A STAKE IN THE CENTER OF SAID ROAD, 254.7 FEET NORTH 10°EAST FROM THE INTERSECTION OF THE SOUTH LINE OF BLOCK "H" WITH THE CENTER OF SAID ROAD; THENCE SOUTH 86½° EAST 1966.4 FEET TO A STAKE IN THE EASTERN BOUNDARY LINE OF SAID BLOCK "I";THENCE SOUTH 3½° WEST, WITH THE EASTERN BOUNDARY LINE OF SAID BLOCK "I", PASSING AN IRON PIN AT 250 FEET, IN ALL 1081 FEET TO A STAKE WITH LARGE HICKORY POINTER; AND THENCE NORTH 86½° WEST 2094.3 FEET TO THE BEGINNING ,CONTAINING 50.39 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MRS. DEANE M.SHWAB BY DEED OF LOUISE S. LINDENBERG AND HUSBAND O.H. LINDENBERG, OF RECORD IN BOOK 1019, PAGE 20 REGISTER'S OFFICE FOR SAID COUNTY.
THIS CONVEYANCE IS MADE TO THE SAID CAROLYN JONES BOYD AND HUSBAND HENRY W.BOYD, JR., SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN THE DEED FROM BELLE MEADE COMPANY TO E.L. HAMPTON OF RECORD IN BOOK 401 PAGE 551, SAID REGISTER'S OFFICE, AND IN THE DEED FROM THE GUARANTY TITLE TRUST COMPANY TO LOUISE S. LINDENBERG, OF RECORD IN BOOK 943 PAGE 341 ,SAID REGISTER'S OFFICE.

THE SAID DEANE M.SHWAB AND HUSBAND, GEORGE A. SHWAB MHEREBY SELL,TRANSFER AND CONVEY UNTO CAROLYN JONES BOYD AND HUSBAND, HENRY W. BOYD, JR.,THEIR HEIRS AND ASSIGNS, ALL OF THEIR RIGHT, TITLE AND INTEREST IN AND TO THE WATER TAP RIGHTS AS TO THE LAND HEREIN CONVEYED AS CONTAINED IN AN INSTRUMENT TO THE SAID DEANE M.SHWAB FROM HILLSBORO WATER COMPANY,DATED FEBRUARY 1,1936, AND OF RECORD IN BOOK 1015 PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said CAROLYN JONES BOYD AND HUSBAND, HENRY W. BOYD, JR., THEIR, heirs and assigns, forever, and WE do covenant with the said CAROLYN JONES BOYD AND HUSBAND HENRY W. BOYD,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,
EXCEPT FOR THE TAXES FOR THE YEAR 1940 WHICH HAVE BEEN PRO RATED AS OF FEBRUARY 16 1940 .

And WE, DEANE M.SHWAB AND HUSBAND GEORGE A. SHWAB do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said CAROLYN JONES BOYD AND HUSBAND HENRY W.BOYD JR.,THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 16TH day of FEBRUARY 1940.

XXXXX MRS. DEANE M.SHWAB
GEORGE A. SHWAB

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, H.WALKER a Notary Public in and for said County and State, the within-named DEANE M.SHWAB AND HUSBAND GEORGE A.SHWAB 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 husband, the said, having appeared before me privately and apart from 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 16TH day of FEB, 19 40

Commission Expires JULY 14 1942, 19 (Seal.) H.WALKER Notary Public.

U.S.R.S. $20.00

Received FEB 23,1940 AT 12:05 P.M.

49079 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1126

For and in consideration of the sum of ONE & 00/100 - - - - - - - - - DOLLARS

CASH IN HAND PAID BY ORINE SNIDER, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND OTHER GOOD AND VALUABLE AND WORTHY CONSIDERATION,

I, MAUDE A. MCCANLESS AN UNMARRIED WOMAN OVER 21 YEARS OF AGE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ORINE SNIDER, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS,TO WIT:

TRACT NO.1., DESCRIBED AS FOLLOWS:
BEING LOT NO.54 ON THE PLAN OF JOHN W. BRYAN'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, AS OF RECORD IN BOOK NO.21, PAGE 63, REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE.

SAID LOT NO.54 FRONTS FIFTY FEET ON THE SOUTHERLY SIDE OF TREUTLAND STREET,AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MAUDE MCCANLESS BY DEED OF RECORD BIN BOOK 1044 PAGE 118, R.O.D.C.,TENNESSEE.

TRACT NO.2, DESCRIBED AS FOLLOWS:

BEING LOT NO.55 IN JOHN W. BRYAN'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, A PLAN OF WHICH IS NOW OF RECORD IN BOOK NO.21, PAGE 63, REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE.

SAID LOT NO.55 FRONTS FIFTY FEET ON THE SOUTHERLY SIDE OF TREUTLAND STREET, AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MAUD A. MCCANLESS BY DEED OF RECORD IN BOOK 1006 PAGE 228, R.O.D.C.,TENNESSEE.

BUT THE CONVEYANCE OF LOT NO.55 OR TRACT NO.2 IS MADE SUBJECT TO THE MORTGAGE INDEBTEDNESS DESCRIBED IN THE DEED OF T.L. HERBERT & SONS,, INC. TO MAUD A. MCCANLESS AS OF RECORD IN BOOK NO.1006 PAGE 228, R.O.D.C.,TENNESSEE, TO WHICH REFERENCE IS HERE MADE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said ORINE SNIDER, HER, heirs and assigns, forever, and I do covenant with the said ORINE SNIDER 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,
EXCEPT AS HEREINBEFORE SET OUT AND TAXES FOR 1940

And I, MAUDE A. MCCANLESS do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said ORINE SNIDER, HER, heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand, this 23RD day of FEBRUARY 1940.

XXXXXX MAUDE A. MCCANLESS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E.W. SMITH a Notary Public in and for said County and State, the within-named MAUDE A. MCCANLESS, AN UNMARRIED WOMAN, the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And X wife of the said X husband, the said, having appeared before me privately and apart from 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 23RD day of FEBRUARY, 19 40.

Commission Expires JULY 7 1942, 19 (Seal.) E.W. SMITH Notary Public.

U.S.R.S. $2.50

Received FEB 23,1940 AT 11:40 A.M.