NUMBER 35543 RECORDED APRIL 1,1940 ALBERT G. MORRIS, ET UX TO EARL F.B. SARGENT,ET UX

47002 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1142

For and in consideration of the sum of FIVE AND NO/100 ($5.00) - - - - - - - - - DOLLARS CASH IN HAND PAID,AND OTHER GOOD AND VALUABLE CONSIDERATION,RECEIPT OF WHICH IS ALL OF WHICH IS HEREBY ACKNOWLEDGED,

WE, ALBERT G. MORRIS AND WIFE, DOROTHY MORRIS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID EARL F.B. SARGENT AND WIFE, JENNIE LEE SARGENT THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

LAND IN DAVIDSON COUNTY,TENNESSEE, BEING PART OF LOT NO.1 ON THE PLAN OF THE A.B. MONTGOMERY LANDS, OF RECORD IN PLAN BOOK 1, PAGE 22, OF THE CHANCERY COURT AT NASHVILLE,DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE FEBRUARY 27,1940 BY BLANCARD & PARRISH, ENGINEERS, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF ELLENWAY OR CEDAR LANE,THE SOUTHEAST CORNER OF A LOT CONVEYED TO F.W. SPRINGER AND WIFE BY DEED FROM A.G. MORRIS AND WIFE, OF RECORD IN BOOK 1092, PAGE 160,REGISTER'S OFFICE FOR SAID COUNTY,ALSO BEING THE MOST SOUTHERLY POINT IN A TRIANGULAR STRIP CONVEYED TO F.W. SPRINGER AND WIFE, BY DEED FROM WALTER STOKES AND WIFE, OF RECORD IN BOOK 1110, PAGE 608, SAID REGISTER'S OFFICE;THENCE EASTERLY,ALONG THE NORTHERLY MARGIN OF CEDAR LANE, 85 FEET TO A POINT WHICH IS 15.9 FEET WEST OF THE SOUTHWEST CORNER OF THE LOT CONVEYED TO O.B. FUSON AND WIFE BY DEED FROM WALTER STOKES AND WIFE, OF RECORD IN BOOK 1092, PAGE 158, SAID REGISTER'S OFFICE;THENCE NORTHERLY 165 FEET TO THE SOUTH LINE OF A 5-FOOT STRIP RESERVED FOR A PIPE-WAY AT AN IRON PIN WHICH IS 13.9 FEET WEST OF FUSON'S NORTHWEST CORNER;THENCE ALONG THE SOUTHERLY MARGIN OF SAID RESERVED STRIP WESTERLY 137 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE TRIANGULAR STRIP CONVEYED TO F.W. SPRINGER AND WIFE, ABOVE MENTIONED;THENCE ALONG SPRINGER'S EASTERLY LINE, SOUTHERLY 165 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO ALBERT G. MORRIS BY DEED FROM WALTER STOKES AND WIFE, OF RECORD IN BOOK 1092, PAGE 174,SAID REGISTER'S OFFICE. THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS COVENANTS CONTAINED IN AN AGREEMENT BETWEEN WALTER STOKES, ET AL OF RECORD IN BOOK 662, PAGE 807, R.O.D.C. TENNESSEE, ALSO RESTRICTIVE COVENANTS CONTAINED IN THE DEED FROM WALTER STOKES AND WIFE, TO ALBERT G. MORRIS, OF RECORD IN BOOK 1092, PAGE 174, R.O.D.C. TENNESSEE.

FOR AND IN THE CONSIDERATION OF $517.00 CASH IN HAND PAID, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, WALTER STOKES, LAWFUL OWNER OF THE INDEBTEDNESS DESCRIBED IN DEED OF TRUST RECORDED IN BOOK 1092, PAGE 174, R.O.D.C. TENNESSEE, JOINS IN THE SIGNING OF THIS DEED FOR THE PURPOSE OF RELEASING SAID LEIN AS TO THE LAND HEREIN CONVEYED TO EARL F.B. SARGENT AND WIFE, JENNIE LEE SARGENT BUT NO FURTHER OR OTHERWISE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said EARL F.B. SARGENT AND WIFE, JENNIE LEE SARGENT,THEIR, heirs and assigns, forever, and WE do covenant with the said EARL F.B. SARGENT AND WIFE, JENNIE LEE SARGENT 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 1940 WHICH HAS BEEN EXPRESSLY ASSUMED BY THE GRANTEES.

And WE, ALBERT G. MORRIS AND WIFE, DOROTHY MORRIS do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said EARL F.B. SARGENT AND WIFE, JENNIE LEE SARGENT,THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 25TH day of MARCH, 19 40.

Witness: ALBERT G. MORRIS
DOROTHY MORRIS
WALTER STOKES

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JOE W. RIVES a Notary Public in and for said County and State, the within-named ALBERT G. MORRIS AND WIFE, DOROTHY MORRIS, the bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And X, 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 26TH day of MARCH, 1940.

Commission Expires 6TH day of JULY, 19 43 (Seal.) JOE W. RIVES Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
PERSONALLY APPEARED BEFORE ME, CASKEY KNOTT, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,THE WITHIN NAMED WALTER STOKES, ONE OF THE BARGAINORS,WITH WHOM I AM PERSONALLY ACQUAINTED , AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE,TENNESSEE,THIS 27TH DAY OF MARCH 1940.

(SEAL) CASKEY KNOTT, NOTARY PUBLIC
COM.EXPIRES JAN 7 1941

U.S.R.S. $7.50

REC'D MCH 30,1940 AT 10:33 A.M.

VP

NUMBER 35545 RECORDED APRIL 1,1940 WALTER STOKES,ET UX TO JENNIE LEE SARGENT, ET VIR

47002 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1142

For and in consideration of the sum of ONE ($1.00)DOLLAR AND OTHER VALUABLE CONSIDERATIONS WE, WALTER STOKES AND WIFE NELLIE T. STOKES, HAVE THIS DAY BARGAINED ,SOLD AND DO HEREBY TRANSFER AND CONVEY UNTO JENNIE LEE SARGENT AND HUSBAND EARL F.B. SARGENT A CERTAIN LOT OF LAND LOCATED IN THE SEVENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO.1 ON THE PLAN OF THE A.B. MONTGOMERY LANDS, AS OF RECORD IN PLAN BOOK 1, PAGE 22, OF THE CHANCERY COURT AT NASHVILLE,AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE FEBRUARY 22,1940, BY BLANCHARD AND PARRISH, ENGINEERS, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTH LINE OF CEDAR LANE 215 FEET WEST OF THE NORTHWEST INTERSECTION OF SAID LANE AND BATTERY PLACE, BEING THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO O.B. FUSON AND WIFE, BY DEED OF RECORD IN BOOK 1092 PAGE 158, REGISTER'S OFFICE FOR SAID COUNTY;THENCE ALONG FUSON'S WESTERLY LINE NORTHERLY 165 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF A 5-FOOT RESERVED STRIP FOR A PIPE-WAY,WHICH PIN IS 225 FEET WEST OF THE WESTERLY MARGIN OF BATTERY PLACE;THENCE ALONG THE SOUTHERLY MARGIN OF SAID 5-FOOT RESERVED STRIP 13.9 FEET TO AN IRON PIN, THE NORTHEAST CORNER OF A PART OF SAID LOT CONVEYED TO A.G.MORRIS BY DEED OF RECORD IN BOOK 1092, PAGE 174, SAID REGISTER'S OFFICE;THENCE ALONG MORRIS' EASTERLY LINE SOUTHERLY 165 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF CEDAR LANE;THENCE WITH THE MARGIN OF THE SAME EASTERLY 15.9 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO WALTER STOKES BY DEED FROM NASHVILLE & AMERICAN TRUST COMPANY, TRUSTEE, OF RECORD IN BOOK 1001 PAGE 135, SAID REGISTER'S OFFICE.

REAL ESTATE,

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JENNIE LEE SARGENT AND HUSBAND EARL F.B. SARGENT, heirs and assigns, forever, and WE do covenant with the said REAL ESTATE 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 further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said JENNIE LEE SARGENT AND HUSBAND EARL F.B. SARGENT, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, WE, THE SAID WALTER STOKES AND WIFE NELLIE T. STOKES HEREUNTO SET OUR HANDS AT NASHVILLE,TENNESSEE,THIS 14TH DAY OF MARCH,1940.

WALTER STOKES
NELLIE T. STOKES

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, CASKEY KNOTT a Notary Public in and for said County and State, the within-named WALTER STOKES AND WIFE NELLIE T. STOKES, 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, 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 15TH day of MARCH, 1940.

Commission Expires 8TH day of JAN, 19 41. (Seal.) CASKEY KNOTT Notary Public.

U.S.R.S. $.50¢

REC'D MCH 30,1940 AT 10:35 A.M.