45090 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1148

For and in consideration of the sum of ($750.00) SEVEN HUNDRED FIFTY & NO/100 DOLLARS,

OF WHICH ONE HUNDRED & NO/100 ($100.00) DOLLARS, HAS BEEN PAID IN CASH BY MRS. MARGUERITE BURKITT AND HUSBAND, W. B. BURKITT, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER OF SIX HUNDRED FIFTY & NO/100 ($650.00) DOLLARS, THE SAID MRS. MARGUERITE BURKITT AND HUSBAND, W. B. BURKITT, HAVE EXECUTED A SERIES OF TWENTY-SIX (26) PROMISSORY LIEN NOTES, OF EVEN DATE HEREWITH, IN THE PRINCIPAL SUM OF TWENTY-FIVE & NO/100 ($25.00) DOLLARS EACH, BEARING INTEREST FROM DATE AT THE RATE OF SIX (6%) PER CENT PER ANNUM, THE FIRST ONE OF SAID SERIES OF NOTES DUE ON OR BEFORE ONE MONTH FROM DATE AND THE OTHERS, RESPECTIVELY, ON OR BEFORE EACH CONSECUTIVE MONTH THEREAFTER UNTIL ALL ARE PAID; AND ALL OF SAID SERIES OF NOTES ARE PAYABLE TO THE ORDER OF KATHERINE STINE; AND A LIEN IS HEREBY EXPRESSLY RETAINED ON THE REAL ESTATE HEREIN CONVEYED TO SECURE PAYMENT OF SAID NOTES AND INTEREST THEREON UNTIL PAID IN FULL.

I, KATHERINE STINE, UNMARRIED, AND OF LEGAL AGE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MRS. MARGUERITE BURKITT AND HUSBAND, W. B. BURKITT, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

"BEING IN THE 2ND, FORMERLY THE 3RD, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SITUATED ON BOTH SIDES OF THE MURFREESBORO TURNPIKE, AND KNOWN AS THE OLD ISAAC WHITWORTH FARM, AND ACCORDING TO SURVEY AND MAP MADE BY ERLE DRAKE, COUNTY SURVEYOR, ON DEC. 31, 1925, DESCRIBED AS FOLLOWS: BEING LOT NO. 5, FRONTING 310 FEET ON THE NORTH SIDE OF THE MURFREESBORO TURNPIKE, IN THE UNRECORDED PLAN OF THE CIMARRON SUBDIVISION OF THE 181AC WHITWORTH PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT A POINT IN THE CENTER LINE OF THE MURFREESBORO TURNPIKE, SAID POINT BEING 464½ FEET IN A SOUTHEASTERLY DIRECTION MEASURED ALONG CENTER OF TURNPIKE, FROM THE NORTHEAST CORNER OF MRS. MARY E. AUTIN PROPERTY; THENCE AT RIGHT ANGLES TO SAID TURNPIKE IN A NORTHEASTERLY DIRECTION 250 FEET TO A POINT; THENCE IN A NORTHEASTERLY DIRECTION AND PARALLEL TO THE WEST PROPERTY LINE 1413.7 FEET, MORE OR LESS, TO A POINT IN THE NORTH PROPERTY LINE, SAID POINT BEING 517 FEET FROM THE NORTHWEST CORNER OF THE WHITWORTH PROPERTY; THENCE WITH SAID NORTH PROPERTY LINE IN A SOUTHEASTERLY DIRECTION 237 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION 1618 FEET, MORE OR LESS, TO A POINT, WHICH IS 250 FEET FROM CENTER LINE OF THE TURNPIKE IF MEASURED AT RIGHT ANGLES THEREFROM; THENCE IN A SOUTHWESTERLY DIRECTION 250 FEET TO A POINT IN THE CENTER LINE OF THE MURFREESBORO TURNPIKE; THENCE 310 FEET IN A NORTHWESTERLY DIRECTION ALONG THE CENTER LINE OF THE TURNPIKE TO THE POINT OF BEGINNING, AND CONTAINING 10.03 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED LAND IS CONVEYED SUBJECT TO THE EASEMENT GRANTED THE TENNESSEE ELECTRIC POWER COMPANY, RECORDED IN BOOK 437, PG. 43, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO KATHERINE STINE, BY DEED DATED FEB. 1, 1935, FROM D. P. WRENNE, JR., TRUSTEE, AS OF RECORD IN BOOK NO. 963, PAGE 356, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN, MRS. MARGUERITE BURKITT AND HUSBAND, W. B. BURKITT, ASSUME AND AGREE TO PAY ALL TAXES ON THE ABOVE DESCRIBED REAL ESTATE FOR THE YEAR 1938.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MRS. MARGUERITE BURKITT AND HUSBAND, W. B. BURKITT, THEIR heirs and assigns, forever, and I do covenant with the said MRS. MARGUERITE BURKITT AND HUSBAND, W. B. BURKITT, 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~~ ~~do further covenant and bind~~ ~~heirs and representatives, to warrant and forever defend the title to said land to the said~~ ~~heirs and assigns, against the lawful claims of all persons whomsoever.~~

Witness MY hand, this 15TH day of MARCH, 1938.

KATHARINE STINE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J. M. VAUGHN, a Notary Public in and for said County and State, the within-named KATHERINE STINE, UNMARRIED, AND OF LEGAL AGE, the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And XX wife of the said X, having appeared before me privately and apart from husband, the said XX 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, 1938

Commission Expires 8 day of APRIL, 1941 (Seal.) J. M. VAUGHN, Notary Public.

U.S.R.S. $1.00.

RECEIVED JULY 6, 1940, AT 9:13 A.M.

Attest: Louise Rule Clerk
Frank R. Rule Co.
by Ella Vaughn D.C.