49098 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1148

For and in consideration of the sum of TWENTY-FIVE HUNDRED AND NO/100THS ($2500.00) DOLLARS CASH IN HAND PAID BY SARAH ANNE GARDNER, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, J. M. WHITSITT, TRUSTEE FOR THE ESTATE OF W. H. TANKSLEY, DECEASED, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID SARAH ANNE GARDNER, HER 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 THE WESTERN PART OF LOT NO. 12 IN SUBDIVISION OF PART OF THE MORA SHARPE LAND, THE PLAN OF SAID SUBDIVISION BEING OF RECORD IN BOOK 547, PAGE 114, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF SHELTON AVENUE EXTENDED, AT THE COMMON CORNER OF LOTS NOS. 11 AND 12, THENCE NORTHWARDLY WITH THE LINE BETWEEN LOTS NOS. 11 AND 12, 199 FEET TO A STAKE; THENCE SOUTHEASTWARDLY 50 FEET TO A STAKE; THENCE SOUTHWARDLY 191 FEET TO A STAKE ON THE NORTH MARGIN OF SHELTON AVENUE EXTENDED; THENCE WITH THE NORTH MARGIN OF SAID AVENUE WESTWARDLY 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO J. M. WHITSITT, TRUSTEE, FOR THE ESTATE OF W. H. TANKSLEY, DECEASED, BY DEED FROM W. RAYMOND DENNEY, RECEIVER OF MORTGAGE LOAN TRUST COMPANY, OF RECORD IN BOOK 1090, PAGE 406, SAID REGISTER'S OFFICE.

PURCHASER HEREBY ASSUMES AND AGREES TO PAY ALL TAXES FOR THE YEAR 1940.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said SARAH ANNE GARDNER, HER ....., heirs and assigns, forever, and I, AS AFORESAID TRUSTEE, do covenant with the said SARAHANNE GARDNER, that I, AS TRUSTEE, 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, J. M. WHITSITT, TRUSTEE, do further covenant and bind MYSELF, AS TRUSTEE, MY ASSIGNS heirs and representatives, to warrant and forever defend the title to said land to the said SARAH ANNE GARDNER, HER heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand, this 10TH day of SEPTEMBER, 1940.

J. M. WHITSITT, TRUSTEE.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, H. N. GRAVES, JR., a Notary Public in and for said County and State, the within-named J. M. WHITSITT, TRUSTEE, TRUSTEE the bargainor, with whom I am personally acquainted, and who acknowledged that HE, AS 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 X 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 SEPTEMBER, 1940.

Commission Expires 6 day of OCTOBER, 1941 (Seal.) H. N. GRAVES, JR.
Notary Public.

U.S.R.S. $2.75

RECEIVED SEPT. 12, 1940, AT 9:43 A.M.