DONNIE DANNELLY GOODALL
TO
MARTHA GOODALL BYRN ET AL.

NUMBER 51765, RECORDED DECEMBER 31ST, 1940

49430 MARSHALL & BRUCE CO., NASHVILLE

Book No. 1151

For and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS PAID TO ME, THE RECEIPT OF ALL OF WHICH IS HEREBY EXPRESSLY ACKNOWLEDGED, I DONNIE DONNELLY GOODALL, A WIDOW, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY THE HEREINAFTER DESCRIBED REAL PROPERTY TO MY DAUGHTER MARTHA GOODALL BYRN FOR AND DURING THE TERM OF HER NATURAL LIFE TO HER OWN SEPARATE USE AND BENEFIT FREE AND EXEMPT FROM ANY AND ALL MARITAL AND OTHER RIGHTS AND CLAIMS OF HER PRESENT OR ANY FUTURE HUSBAND, AND THE REMAINDER IN FEE SIMPLE UNTO SUCH OF THE SONS AND DAUGHTERS ONLY AND NOT TO THEIR ISSUE AS PROVIDED IN SECTION 7598, OF THE 1932 CODE OF TENNESSEE, OF ALL OF MY THREE CHILDREN NAMELY GORDON GOODALL , GEORGE GOODALL AND MARTHA GOODALL, BYRN, AS MAY SURVIVE MY SAID DAUGHTER AND BE LIVING AT THE TIME OF HER DEATH PROVIDED SHE SURVIVES ME. PER CAPITA AND NOT PER STIRPES AND UNTO THEIR HEIRS AND ASSIGNS FOREVER, BUT, IN THE EVENT MY SAID DAUGHTER PREDECEASES ME, THEN AND IN THAT EVENT THE REMAINDER IN FEE SIMPLE UNTO SUCH OF THE SONS AND DAUGHTERS, ONLY, AND NOT TO THEIR ISSUE AS PROVIDED IN SECTION 7598 OF THE 1932 CODE OF TENNESSEE. OF ALL OF MY THREE CHILDREN NAMED ABOVE AS MAY SURVIVE ME AND BE LIVING AT THE TIME OF MY DEATH PER CAPITA AND NOT PER STIRPES, AND UNTO THEIR HEIRS AND ASSIGNS, FOREVER,BUT I, HEREBY EXPRESSLY RESERVE AND EXCEPT FROM THIS CONVEYANCE A LIFE ESTATE FOR MYSELF.

SAID REAL ESTATE IS A TRACT OR PARCEL OF LAND LYING IN THE ELEVENTH CIVIL DISTRICT OF DAVIDSON COUNTY,TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT;

BEING LOT NO.13 ON THE PLAN OF MONTGOMERY HEIGHTS, SUBDIVISION OF LITTON, A PLAN OF WHICH IS OF RECORD IN BOOK 332, PAGE 47, OF THE REGISTER'S OFFICE DAVIDSON COUNTY,TENNESSEE, SAID LOT NO.13 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF LITTON AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 220 FEET TO AN ALLEY BEING THE SAME PROPERTY CONVEYED TO ME BY DEED OF GEORGE GOODALL, ET UX, AS OF RECORD IN BOOK 982, PAGE 332, SAID REGISTER'S OFFICE;

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MARGARET GOODALL BYRN FOR AND DURING THE TERMOF HER NATURAL LIFE AS AFORESAID AND THE REMAINDER IN FEE SIMPLE UNTO THE AFORESAID SONS AND DAUGHTERS OF MY SAID THREE CHILDREN THEIR HEIRS AND ASSIGNS FOREVER, ~~heirs and assigns, forever, and~~ HEREBY EXPRESSLY RESERVING AND EXCEPTING THE LIFE ESTATE FOR MYSELF. ~~do covenant with the said~~ ~~that~~ ~~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 COVENANT WITH THE SAID GRANTEES THAT I AM LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE; THAT I HAVE A GOOD RIGHT ~~And~~ TO CONVEY IT AND THAT THE SAME IS UNENCUMBERED. 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 GRANTEES ~~heirs and assigns~~, against the lawful claims of all persons whomsoever.

Witness MY hand, this 27TH day of DECEMBER 1940.

Witness: DONNIE DANNELLY GOODALL,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, RACHEL OGILVIE a Notary Public in and for said County and State, the within-named DONNIE DANNELLY GOODALL 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 27TH day of DECEMBER, 19 40

Commission Expires JANUARY 6, 1941 (Seal.) RACHEL OGILVIE, Notary Public.

U. S. R. S. $ 1.10

RECEIVED DECEMBER 30TH,1940 AT 2;21 P.M

DAVIDSON COUNTY

NUMBER 51813 RECORDED JAN 2, 1941

A. F. PRIMROSE, UNMARRIED
TO
E. B. RUCKER

49430 MARSHALL & BRUCE CO., NASHVILLE

Book No. 1151

For and in consideration of the sum of THIRTY AND 00/100 ($30.00) DOLLARS CASH IN HAND PAID BY E. B. RUCKER, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. I, A. F. PRIMROSE, UNMARRIED HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID E. B. RUCKER, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: A SMALL TRACT OF LAND IN THE 11TH FORMERLY THE 18TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY MARGIN OF BRONTE AVENUE AT THE NORTHEAST CORNER OF THE PROPERTY NOW OWNED BY E. B. RUCKER, BEING A PART OF THE PROPERTY CONVEYED TO HIM. BY DEED FROM M. H. CARTWRIGHT AND WIFE OF RECORD IN BOOK 291, PAGE 266, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE ALONG RUCKER'S NORTHERLY LINE WESTERLY 103 FEET TO A POINT AT CORNER OF THE RUCKER PROPERTY, CONTINUING WITH RUCKER'S LINE NORTHERLY 3 FEET TO A POINT; THENCE EASTERLY PARALLEL TO THE FIRST LINE 103 FEET MORE OR LESS, TO THE WESTERLY MARGIN OF BRONTE AVENUE; THENCE ALONG THE MARGIN OF SAID STREET SOUTHERLY 3 FEET TO A POINT OF BEGINNING, BUT A PART OF THE SAME PROPERTY CONVEYED TO A. F. PRIMROSE AND WIFE, ELIZABETH PRIMROSE BY DEED OF RECORD IN BOOK 607, PAGE 132, OF SAID REGISTER'S OFFICE. E. B. RUCKER, THE LAWFUL HOLDER OF THE $1400.00 NOTE AND FOUR INTEREST NOTES OF $42.00 EACH, SET OUT IN THE TRUST DEED TO H. C. PEARSON, AND RECORDED IN BOOK 938, PAGE 83, R.O.D.C. TENNESSEE, JOIN IN THIS DEED FOR THE PURPOSE OF RELEASING THE LIEN ON THE ABOVE DESCRIBED PROPERTY HELD TO SECURE SAID NOTES, 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 E. B. RUCKER, HIS, heirs and assigns, forever, and do covenant with the said E. B. RUCKER 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, A. F. PRIMROSE, UNMARRIED do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said E. B. RUCKER, HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 9TH day of NOVEMBER 1940.

Witness:

A. F. PRIMROSE
E. B. RUCKER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J. W. VAUGHAN a Notary Public in and for said County and State, the within-named A. F. PRIMROSE, UNMARRIED AND E. B. RUCKER UNMARRIED. 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 X husband, the said 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 9TH day of NOVEMBER, 1940

Commission Expires APRIL 11, 1942 (Seal.) J. W. VAUGHAN, Notary Public.

U. S. R. S. $

Recd Dec 31, at 1129 am 1940