STOBO MARSHALL & BRUCE CO. NASHVILLE

Book No. 1157

For and in consideration of the sum of FIVE HUNDRED FIFTY & 00/100 ($550.00) DOLLARS PAID IN CASH BY ROBERT C. CUNNINGHAM AND WIFE, BESSIE QUARLES CUNNINGHAM TO MARY MILLER MCINTYRE (A WIDOW) RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. THE SAIDMARY MILLER MCINTYRE (A WIDOW) HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ROBERT C. CUNNINGHAM AND WIFE, BESSIE QUARLES CUNNINGHAM THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 4 IN THE SUBDIVISION OF THE ESTATE OF DANIEL MCINTYRE, SR. THE MAP OF WHICH IS RECORDED IN PLAN BOOK NO. 3 PAGE NO. 30 IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 4 IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF BEECHWOOD AVENUE APPROXIMATELY 201.8 FEET FROM THE EASTERLY MARGIN OF HILLSBORO ROAD (NOW 21ST AVENUE SOUTH) AND RUNNING IN A NORTHERLY DIRECTION 166.36 FEET ALONG AND WITH THE EASTERLY MARGIN OF LOT NO. 3 OF THE SAID SUBDIVISION TO A PROPOSED ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG THE MARGIN OF SAID ALLEY 60.135 FEET TO THE WESTERLY MARGIN OF LOT NO. 5 THENCE IN A SOUTHERLY DIRECTION 164.22 FEET ALONGTHE WESTERLY MARGIN OF LOT NO. 5 TO THE NORTHERLY MARGIN OF BEECHWOOD AVENUE; AND THENCE 60 FEET IN A WESTERLY DIRECTION ALONG THE NORTHERLY MARGIN OF BEECHWOOD AVENUE TO POINT OF BEGINNING.

AND BEING PART OF THE SAME PROPERTY DECREED TO MARY MILLER MCINTYRE BY CHANCERY COURT DECREE, A CERTIFIED COPY OF WHICH IS RECORDED IN BOOK 1133, PAGE 106, IN THE REGISTER'S OFFICE OF 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 ROBERT C. CUNNINGHAM AND WIFE, BESSIE QUARLES CUNNINGHAM, THEIR heirs and assigns, forever, and I do covenant with the said ROBERT C. CUNNINGHAM AND WIFE, BESSIE QUARLES CUNNINGHAM 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 MARY MILLER MCINTYRE (A WIDOW) DOES ~~do~~ further covenant and bind HERSELF AND HER heirs and representatives, to warrant and forever defend ~~the~~ HER title to said land to the said ROBERT C. CUNNINGHAM AND WIFE, BESSIE QUARLES CUNNINGHAM heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand, this 27 day of MAY 1940

Witness: MARY MILLER MCINTYRE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ETHEL MATLOCK a Notary Public in and for said County and State, the within-named MARY MILLER MCINTYRE 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, having appeared before me privately and apart from husband, the said X 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 27 day of MAY, 1940

Commission Expires 4 day of JAN, 1943 (Seal.) ETHEL MATLOCK Notary Public.

U.S.R.S. $1.10

REC'D JUL 15, 1940 AT 11;40 A.M.

Book No. 1157

For and in consideration of the sum of ONE & NO/100 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, W. SIMMONS ALLEN AND WIFE, INEZ BRIDGES ALLEN, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JAMES CAYCE HORNER AND WIFE, DOROTHY KAISER HORNER, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 7TH CIVIL DISTRICT OF DAVIDSON COUNTY,TENNESSEE, BEING LOT NO. 14 ON THE PLAN OF HILLSBORO CIRCLE, DESCRIBED AS FOLLOWS:

SAID LOT NO. 14 FRONTS 50 FEET ON THE NORTHERLY MARGIN OF SHARONDALE COURT AND RUNS BACK 150 FEET ON THE EASTERLY LINE AND 154.1 FEET ON THE WESTERLY LINE TO THE RIGHT OF WAY OF THE TENNESSEE CENTRAL RAILROAD COMPANY ON WHICH IT MEASURES 85 FEET.

BEING THE SAME PROPERTY CONVEYED TO W. SIMMONS ALLEN BY DEED FROM THE HOME MORTGAGE COMPANY, OF RECORD IN BOOK NO. 1142, PAGE 119, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENN.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN AN AGREEMENT OF RECORD IN BOOK 662, PAGE 807, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENN. EASEMENT FOR PUBLIC UTILITY PURPOSES IS RESERVED ACROSS SAID LOT.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JAMES CAYCE HORNER AND WIFE, DOROTHY KAISER HORNER, THEIR heirs and assigns, forever, and WE do covenant with the said JAMES CAYCE HORNER AND WIFE, DOROTHY KAISER HORNER that WE A E lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.

EXCEPT DEED OF TRUST FOR $2700.00 DATEDMARCH 8TH, 1940, RECORDED IN BOOK 1138 PAGE 448 R.O.D.C. TENN

And WE, W. SIMMONS ALLEN AND WIFE, INEZ BRIDGES ALLEN do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said JAMES CAYCE HORNER AND WIFE, DOROTHY KAISER HORNER, THEIR and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 3RD day of JULY 1940.

Witness: W. SIMMONS ALLEN
INEZ BRIDGES ALLEN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ELIZABETH LOONEY a Notary Public in and for said County and State, the within-named W. SIMMONS ALLEN AND WIFE, INEZ BRIDGES ALLEN 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, having appeared before me privately and apart from husband, the said X 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 3RD day of JULY, 1940

Commission Expires 20TH day of JANUARY, 1943 (Seal.) ELIZABETH LOONEY Notary Public.

U.S.R.S. $3.30

REC'D JUL 15, 1940 AT 2;14 P.M.