51050 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1157

For and in consideration of the sum of $460.00 FOUR HUNDRED SIXTY & NO/100 DOLLARS

PAID BY A/ HARMON SHARER & WIFE ILLA G. SHARER, THE RECEIPT OF WHICH IS ACKNOWLEDGED, R. M. HOUSTON, TRUSTEE HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID A. HARMON SHARER & WIFE ILLA G. SHARER 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. 5, IN BLOCK 7 ON THE PPAN OF FAIRFAX PLACE, A PLAT OF WHICH IS RECORDED IN BOOK 547, PAGE 137, AND 138 R.O.D.C. TENN.

SAID LOT NO. 5 FRONTS 70 FEET ON THE WEST SIDE OF NATCHEZ TRACE, AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO A LINE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said A. HARMON SHARER & WIFE ILLA G. SHARER, THEIR, heirs and assigns, forever, and I do covenant with the said A. HARMON SHARER & WIFE, ILLA G. SHARER 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. EXCEPT FOR RESTRICTIONS

And I, R. M. HOUSTON, TRUSTEE do further covenant and bind MYSELF heirs and representatives, to warrant and forever defend the title to said land to the said A. HARMON SHARER & WIFE, ILLA G. SHARER, THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand, this 2ND day of OCTOBER 1940.

Witness: R. M. HOUSTON, TRUSTEE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J. L. COOKSEY a Notary Public in and for said County and State, the within-named R. M. HOUSTON, TRUSTEE the bargainor, with whom I am personally acquainted, and who acknowledged that HE 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 3 day of OCTOBER, 1940

Commission Expires 9TH day of JULY, 1940 (Seal.) J. L. COOKSEY Notary Public.

U.S.R.S. 55¢
REC'D OCT 12, 1940 AT 10;11 A.M.

Book No. 1157

For and in consideration of the sum of THREE THOUSAND NINE HUNDRED SEVENTY FIVE AND 00/100 DOLLARS OF WHICH $300.00 HAE BEEN PAID IN CASH, TO THE GRANTORS HEREIN, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED; AND FOR THE BALANCE THE GRANTEES HAVE EXECUTED AND DELIVERED TO GRANTORS THEIR PROMISSORY NOTE OF EVEN DATE HEREWITH FOR THE PRINCIPAL SUM OF $3,675.00 TO BE PAID WITH INTEREST FROM DATE ON THE UNPAID BALANCE UNTIL PAID AT THE RATE OF 4 PER ANNUM) PRINCIPAL AND INTEREST TO BE PAYABLE AT THE OFFICE OF THE CHURCH STREET BRANCH OF THE BROADWAY NATIONAL BANK AT NASHVILLE, TENNESSEE, OR AT SUCH OTHER PLACE.AS THE HOLDER OF THE NOTE MAY DESIGNATE IN WRITING, IN MONTHLY INSTALLMENTS OF $30.00 COMMENCING ON THE FIRST DAY OF OCTOBER 1940, AND ON THE FIRST DAY OF EACH MONTH THEREAFTER UNTIL THE PRINCIPAL AND INTEREST ARE FULLY PAID, EXCEPT THAT THE FINAL PAYMENT OF PRINCIPAL AND INTEREST, IF NOT SOONER PAID, SHALL BE DUE AND PAYABLE ON THE FIRST DAY OF MAY 1954, SAID NOTE FURTHER PROVIDES FOR ACCELERATION OF MATURITY BY DEFAULT IN ANY PAYMENT WHEN DUE, AND FOR PAYMENT BY GRANTEES OF ALL COSTS OF COLLECTION, INCLUDING A REASONABLE ATTORNEY'S FEE IN EVENT OF DEFAULT IN PAYMENT.

THE TERMS OF SAID NOTE ARE INCORPORATED HEREIN BY THIS REFERENCE, AND A LIEN IS HEREBY EXPRESSLY RETAINED ON THE LAND HEREIN CONVEYED BY THE GRANTORS, TO SECURE THE PAYMENT OF SAID NOTE AND ALL SUMS DUE THEREUNDER, SAID LIEN TO EXTEND TO EACH HOLDER OF SAID NOTE TO WHOM IT MAY BE NEGOTIATED. WE, S. R. BRATCHER AND WIFE MRS. EFFIE R. BRATCHER, THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B. W. MARSTON AND WIFE, MRS. DAISY B. MARSTON, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS NOS. 4 AND 5 IN W. W. WILKINSON'S SUBDIVISION OF LOTS NOS. 32 ETC. IN OAK HILL SUBDIVISION NO. 1 AS OF RECORD IN BOOK 843,PAGE 82, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOTS NOS. 4 AND 5 FRONT TOGETHER 200 FEET ON THE EASTERLY SIDE OF THE ROAD TO GLENDALE PARK, NOW KNOWN AS LEALAND AVENUE, AND RUN BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE. BEING PART OF THE SAME PROPERTY CONVEYED TO S. R. BRATCHER BY DEEDS FROM MRS. ANNA L. WILKINSON, OF RECORD IN BOOK 981, PAGE 697 IN SAID REGISTER'S OFFICE, AND IN BOOK 1001, PAGE 155, IN THE REGISTER'S OFFICE FOR SAID COUNTY.

I ... secured by the instrument ... record, and hereby ... the same in full. This 23 day of May, 1947.

Attest: J. P. Wilson DEPUTY REGISTER S. R. Bratcher

Filed for record this 3 day of June 1947 at 4 o'clock P.M. Miss Stanley Register. by J. P. Wilson D.C.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said B. W. MARSTON AND WIFE, MRS. DAISY B. MARSTON, THEIR, heirs and assigns, forever, and WE do covenant with the said B. W. MARSTON AND WIFE, MRS. DAISY B. MARSTON 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 S. R. BRATCHER AND WIFE, MRS. EFFIE R. BRATCHER do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said B. W. MARTSON AND WIFE MRS. DAISY B. MARSTON, THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S this 5TH day of SEPTEMBER 1940

Witness: S. R. BRATCHER
EFFIE R. BRATCHER

GILES

STATE OF TENNESSEE, ~~DAVIDSON~~ COUNTY.

Personally appeared before me, D. C. ELDER a Notary Public in and for said County and State, the within-named S. R. BRATCHER the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

And THE UNDERSIGNED MRS. EFFIE R. BRATCHER wife of the said S. R. BRATCHER, having appeared before me privately and apart from HER husband, the said S. R. BRATCHER, SHE THE SAID MRS. EFFIE R. ~~BRATCH~~ BRATCHER acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from HER said husband and for the purposes therein expressed.

OFFICE

Witness my hand ~~and official seal at Nashville, Tennessee,~~ this 11 day of SEPT, 1940

Commission Expires 12TH day of JAN, 1942 (Seal.) D. C. ELDER Notary Public.

U.S.R.S. $4.40
REC'D OCT 14, 1940 AT 10;47 A.M.