51050 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1157

For and in consideration of the sum of ($50.00 FIFTY AND NO/100 DOLLARS CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND C. H. DRAPER AND WIFE, MAUDE DRAPER TO ASSUME A MORTGAGE OF $1600.00 PAYABLE TO SYDNEY F. KEEBLE, TRUSTEE, OF RECORD IN BOOK 1043, PAGE 298, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 28, 1939 WITH INTEREST, PAYABLE IN ONE HUNDRED EIGHTY MONTHLY INSTALLMENTS OF $15.80 EACH, BEGINNING MAY 1, 1939 WE, DAVID L. KEEN AND WIFE, ALICE KEEN HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID C. H. DRAPER AND WIFE, MAUDE DRAPER THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A LOT OR PARCEL OF LAND IN THE 11TH, FORMERLY THE 19TH CIVIL DISTRICT OF DAVIDSON COUNTY TENNESSEE, BEING THE EASTERLY 70 FEET OF LOT NO. 25 ON THE UNRECORDED PLAN OF MISS O. R. BIXLER'S PROPERTY, DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN WILKES, CIVIL ENGINEER, NOVEMBER 22, 1934 AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF THE OLD HICKORY BOULEVARD AT A POINT 130 FEET EAST OF THE EASTERLY MARGIN OF HANKINS STREET, SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO HOWARD MCGEE AND WIFE, BY DEED FROM A. K. HANKINS AND WIFE, OF RECORD IN BOOK 1012, PAGE 58, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE NORTHERLY MARGIN OF SAID BOULEVARD EASTWARDLY 70 FEET TO THE CORNER OF LOTS NOS. 25 AND 26; THENCE WITH THE DIVIDING LINE BETWEEN SAID TWO LOTS NORTHWARDLY 200 FEET TO THE CORNER OF LOTS NOS. 25, 26, 37 AND 38; THENCE WITH THE LINE BETWEEN LOTS NOS. 25 AND 37 WESTWARDLY 70 FEET TO THE NORTHEAST CORNER OF SAID MCGEE PROPERTY; THENCE WITH SAID MCGEE'S EASTERLY LINE SOUTHWARDLY 200 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DAVID L. KEEN AND WIFE, ALICE KEEN, BY DEED FROM JACK WILSON AND WIFE OF RECORD IN BOOK 1110, PAGE 129, REGISTER'S OFFICE FOR SAID COUNTY.

J.A.E.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said C. H. DRAPER AND WIFE, MAUDE DRAPER, THEIR, heirs and assigns, forever, and WE do covenant with the said C. H. DRAPER AND WIFE, MAUDE DRAPER 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, DAVID L. KEEN AND WIFE, ALICE KEEN do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said C. H. DRAPER AND WIFE, MAUDE DRAPER, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 3RD day of FEBRUARY 1941

Witness:

DAVID L. KEEN
ALICE KEEN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, BEATRICE FITE a Notary Public in and for said County and State, the within-named DAVID L. KEEN AND WIFE, ALICE KEEN 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 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~~ MADISON, Tennessee, this 3RD day of FEBRUARY, 1941

Commission Expires 13 day of JAN, 1945 (Seal.) BEATRICE FITE Notary Public.

U.S.R.S. $2.20
REC'D FEB 5, 1941 AT 10;15 A.M.

V.
J.A.E.

51050 MARSHALL & BRUCE CO. NASHVILLE

COPY OF RELEASE
BOOK NO. 220 PAGE NO. 472
R.O.D.C. TENN.

Book No. 1157

For and in consideration of the sum of ONE ($1.00 DOLLARS CASH IN HAND PAID BY MARGARET BAKER, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE FURTHER CONSIDERATION OF THE VENDEE HEREIN EXECUTING OTHER CONVEYANCES TO THE VENDORS IN THE PARTITION OF THE LANDS OF B. H. BAKER, DECEASED, AND IN ORDER TO EQUALIZE THE SHARES OF THE HEIRS OF B. H. BAKER, DECEASED, IN THE REAL PROPERTY OWNED BY HIM, THE TRACT HEREINAFTER CONVEYED EXCEEDING ONE FIFTH (1/5) OF THE VALUE OF HIS REAL ESTATE BY $2550.00, THE VENDEE HEREIN IS TO PAY SAME TO SOME OF THE OTHER HEIRS, WHICH AMOUNT IS EVIDENCED BY THREE PROMISSORY NON-NEGOTIABLE NOTES EXECUTED BY THE VENDEE HEREIN, MARGARET BAKER, ALL BEARING EVEN DATE HEREWITH AND ALL WITHOUT INTEREST, EXCEPT FROM MATURITY IN THE AMOUNTS OF $1950.00, $450.00 AND $150.00, PAYABLE TO THE ORDER OF L. M. BAKER, O. O. BAKER AND C. D. AKER, RESPECTIVELY, AND EACH OF SAID NOTES BEING DUE AND PAYABLE SIXTY (60) DAYS AFTER THE DEATH OF MRS. MAMIE C. BAKER, WIDOW OF B. H. BAKER, DECEASED, AND TO SECURE THE PAYMENT OF SAID NOTES, PRINCIPAL AND INTEREST AND ATTORNEY FEES, A LIEN IS EXPRESSLY RETAINED ON THE LAND HEREIN CONVEYED, WE, F. G. BAKER AND WIFE, MARIE K. BAKER, O..O. BAKER AND WIFE, THELMA C. BAKER, L. M. BAKER AND WIFE, MADELIN C. BAKER, C. D. BAKER AND WIFE, MATTIE A. BAKER, AND MRS. MAMIE C. BAKER, A WIDOW HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MARGARET BAKER HER HEIRS AND ASSIGNS, ALL OUR RIGHT, TITLE AND INTEREST IN AND TO THE HEREINAFTER DESCRIBED REAL PROPERTY, SUBJECT TO A LIFE ESTATE THEREIN IN FAVOR OF MRS. MAMIE C. BAKER, WIDOW OF B. H. BAKER, DECEASED, WHICH LIFETIME INTEREST IS EXPRESSLY RESERVED TO HER, SAID TRACT OR PARCEL OF LAND BEING DESCRIBED AS FOLLOWS: SITUATED IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE. BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT OF LAND HEREIN CONVEYED AND THE NORTHWEST CORNER OF TRACT NO 2 CONVEYED BY THE OTHER HEIRS OF B. H. BAKER, DECEASED, TO O..O. BAKER. THE HEREINAFTER DESCRIBED PROPERTY BEING TRACT NO. 1. ACCORDING TO A SURVEY MADE ON OCTOBER 23, 1940 OF THE LANDS OF B. H. BAKER, DECEASED, SAID BEGINNING POINT BEING APPROXIMATELY IN THE CENTER OF THE OLD HICKORY BOULEVARD; THENCE N. 73° EAST 368 FEET; THENCE NORTH 70° 55' EAST 188 FEET; THENCE S. 18° 45' EAST 726 FEET TO A POINT IN THE CENTER OF STONE'S CREEK; THENCE N. 51° 55' E. 877 FEET TO A POINT IN SAID CREEK; THENCE N 85° 40' E 222 FEET TO A POINT IN THE CENTER OF CREEK; THENCE N. 78° 05' E 113.5 FEET TO A POINT IN THE CENTER OF SAID CREEK, SAME BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN CONVEYED; THENCE LEAVING THE CENTER OF SAID CREEK N. 2° 10' E 1160 FEET TO A POINT THE NORTHEAST CORNER OF THE TRACT HEREIN CONVEYED; THENCE S. 86° 30' W 1720 FEET TO A POINT APPROXIMATELY IN THE CENTER OF THE OLD HICKORY BOULEVARD, AFORESAID; THENCE S. 20° 30' W. 475 FEET TO A POINT IN THE WESTERN MARGIN OF SAID BOULEVARD; THENCE S. 4° 50' E. 628 FEET TO THE PIINT OF BEGINNING, CONTAINING 46.73 ACRES, MORE OR LESS.

THE PROPERTY CONVEYED HEREIN BEING THE INTEREST IN THE SAME INHERITED BY F. G. BAKER, O..O. BAKER, L. M. BAKER AND C. D. BAKER, FOUR OF THE CHILDREN OF B. H. BAKER, DECEASED PLUS THE INTEREST OWNED IN SAID PROPERTY BY HIS MRS. MAMIE C. BAKER, SUBJECT TO A LIFE ESTATE THEREIN, AS AFORESAID. IT IS AGREED AS A PART OF THE CONSIDERATION HEREON FOR THE RETENTION OF A LIFE ESTATE IN FAVOR OF MRS. MAMIE C. AKER IN THE LANDS, AFORESAID, AND SHE AGREES BY THE EXECUTION OF THIS INSTRUMENT TO OBLIGATE HERSELF TO PAY ALL TAXES ON THE PROPERTY, AND KEEP FIRE, WINDSTORM AND TORNADO INSURANCE ON THE DWELLING HOUSE AND BARN LOCATED ON SAID PROPERTY IN THE AMOUNTS OF $2500.00 AND $800.00, RESPECTIVELY WITH THE RIGHT, IN RETURN, TO HAVE ALL THE RENTS AND PROFITS THEREFROM.

I declare that I am ... note for 450.00 only ... secured by the ... and dissolution thereof ... Must: J.J. Wilmont DEPUTY CLERK ... 23 day of ... 1959 O. O. Baker

Note for 1950.00 Sgd. O. O. Baker
Sgd. J.J. Wilmont
DEPUTY CLERK

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 BAKER, HER, heirs and assigns, forever, and WE do covenant with the said MARGARET BAKER 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 F. G. BAKER ET UX, O..O. BAKER, ET UX, C. D. BAKER, ET UX, L. M. BAKER, ET UX AND MRS. MAMIE C. BAKER, A WIDOW

~~And~~ do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said MARGARET BAKER, HER, heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 3RD day of FEBRUARY 1941

Witness: MAMIE C. BAKER - F. G. BAKER
L. M. BAKER MARIE K. BAKER
MADELIN C. BAKER O. O. BAKER
C. D. BAKER THELMA C. BAKER
MATTIE A. BAKER JAS E. COVINGTON

MARGARET BAKER, UNMARRIED, JOINS HEREIN FOR THE PURPOSE OF CONVEYING A LIFE ESTATE IN THE INTEREST WHICH SHE OWNS IN THE LANDS HEREIN CONVEYED. TO HER MOTHER, MRS. MAMIE C. BAKER - STATE OF TENNESSEE, DAVIDSON COUNTY.

~~STATE OF TENNESSEE, DAVIDSON COUNTY.~~ MARGARET BAKER

Personally appeared before me, ... a Notary Public in and for said County and State, the within-named F. G. BAKER AND WIFE, MARIE K. BAKER, O. O. BAKER AND WIFE, THELMA C. BAKER, C. D. BAKER AND WIFE, MATTIE A. BAKER, L. M. BAKER AND WIFE MADELIN C. BAKER, MRS. MAMIE C. BAKER, A WIDOW AND MARGARET BAKER, 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 X, having appeared before me privately and apart from X 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 3RD day of FEBRUARY, 19 41

Commission Expires 5 day of OCT, 1941 (Seal.) JAS E. COVINGTON Notary Public.

REC'D FEB 5, 1941 AT 10;47 A.M.