51663 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1160

For and in consideration of the sum of ONE THOUSAND AND NO/100 DOLLARS ($1,000.00) DOLLARS CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, A.B.MILES AND WIFE, LUCY GILLIAN MILES, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JAMES E.NEAL, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT 20 ON THE PLAN OF R.D.STANFORD'S SUBDIVISION OF THE LANNOM PROPERTY AS OF RECORD IN BOOK 547, PAGE 186, REGISTERS OFFICE FOR SAID COUNTY, AND A STRIP OF LAND IMMEDIATELY IN THE REAR OF LOTS 20 AND 21 ON SAID PLAN DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF FAIRWAY DRIVE AT THE CORNER OF LOTS 19 AND 20; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, WESTWARDLY 380 FEET 4 INCHES TO THE N.E.CORNER OF LOT 3; THENCE WITH THE NORTHERLY LINE OF LOTS 3 AND 2, WESTWARDLY 190 FEET; THENCE NORTHWARDLY AND PARALLEL WITH THE WESTERLY LINE OF LOTS 20 AND 21, 210 FEET; THENCE EASTWARDLY 190 FEET TO THE NORTHWEST CORNER OF SAID LOT 21; THENCE WITH THE WESTERLY LINE OF LOT 21 SOUTHWARDLY 105 FEET TO THE CORNER OF LOTS 20 AND 21; THENCE WITH LINE BETWEEN SAID TWO LOTS, EASTWARDLY 409.35 FEET TO THE WESTERLY MARGIN OF FAIRWAY DRIVE; THENCE WITH SAID DRIVE, SOUTHWARDLY 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO A.B.MILES AND WIFE, LUCY GILLIAN MILES BY DEED FROM R.D.STANFORD AND WIFE OF RECORD IN BOOK 1115, PAGE 495, SAID REGISTERS OFFICE.

THIS PROPERTY IS CONVEYED SUBJECT TO THE RESTRICTIONS CONTAINED IN THE DEED OF R.D.STANFORD ET UX, TO A.B.MILES, ET UX, RECORDED IN BOOK 1115, PAGE 495, REGISTERS OFFICE FOR 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 JAMES E.NEAL, HIS, heirs and assigns, forever, and WE do covenant with the said JAMES E.NEAL 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, A.B.MILES AND WIFE, LUCY GILLIAN MILES, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said JAMES E.NEAL, HIS heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 31ST day of AUGUST, 1940.

A.B.MILES

LUCY GILLEAN MILES

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, WM.D.DODSON, a Notary Public in and for said County and State, the within-named A.B.MILES AND WIFE, LUCY GILLIAN MILES, 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 X without compulsion or constraint from said husband and for the purposes therein expressed. X

Witness my hand and official seal at Nashville, Tennessee, this 31ST day of AUGUST, 1940.

Commission Expires 10 day of NOV., 1940. (Seal.) WM.D.DODSON, Notary Public.

U.S.R.S. $1.10

RECD SEPT.4, 1940 AT 10:22 A.M.

MM

51663 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1160

For and in consideration of the sum of TEN & NO/100 ($10.00) DOLLARS AND THE CONVEYANCE OF OTHER REAL ESTATE TO E.C.MILLIKEN AND WIFE, SARAH VIRGINIA MILLIKEN, BY J.R.SMITH AND WIFE, ZETTIE SMITH, RECEIPT OF WHICH CONSIDERATIONS IN FULL IS HEREBY ACKNOWLEDGED, AND OF THE OTHER CONSIDERATIONS HEREINAFTER MENTIONED, WE, SAID E.C.MILLIKEN AND WIFE, SARAH VIRGINIA MILLIKEN, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J.R.SMITH AND WIFE, ZETTIE SMITH, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

(1) BEING IN THE 14TH (FORMERLY 24TH) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ON PARADISE RIDGE, AS FOLLOWS:- BEGINNING IN THE CENTER OF THE CLARKSVILLE ROAD, THE NORTHWEST CORNER OF THE B.R.DEMONBREUN 39 ACRES TRACT; RUNNING THENCE WITH THE CENTER OF THE CLARKSVILLE ROAD NORTH 74-3/4 DEGREES WEST SIX (6) POLES, NORTH 77 DEGREES WEST FORTY-SIX AND SIX-TENTHS (46.6) POLES, NORTH 76 DEGREEW WEST THIRTY-ONE AND SIX-TENTHS (31.6) POLES TO O.W.FOSTER'S NORTHEAST CORNER, BEING THE NORTHWEST CORNER OF A FIVE ACRES TRACT OF LAND DESCRIBED IN DEED FROM J.M.GRIFFIN TO MRS. L.A.RICHARDS, OF RECORD IN BOOK NO.222, PAGE 562, OF THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID FOSTER'S EAST LINE AND WITH G.F.ANDERSON'S EAST LINE SOUTH 1 DEGREE WEST ONE HUNDRED SEVEN AND FORTY-TWO HUNDREDTHS (107.42) POLES TO A STAKE AND WHITE OAK POINTERS IN THE SOUTH LINE OF THE OLD JOEL R.GRIFFIN TRACT; THENCE WITH SAID LINE SOUTH 88 DEGREES EAST EIGHTY-TWO AND FORTY-FOUR HUNDREDTHS (82.44) POLES TO A STAKE, BLACK OAK, WHITE OAK AND DOGWOOD POINTERS, SAID DEMONBREUN'S SOUTHWEST CORNER; THENCE WITH HIS LINE NORTH 1 DEGREE EAST NINETY AND EIGHTY-TWO HUNDREDTHS (90.82) POLES TO THE BEGINNING; CONTAINING FIFTY-ONE (51) ACRES, MORE OR LESS; AND BEING THE SAME LAND CONVEYED TO ELIAS MILLIKEN (E.C.MILLIKEN) AND WIFE, SARAH VIRGINIA MILLIKEN, BY DEED FROM L.W.POTTER AND WIFE, MATTIE POTTER, AND THE OTHER DEVISEES AND HEIRS AT LAW OF WYATT R.JOHNS, DECEASED, BY DEED OF RECORD IN BOOK 613, PAGE 358, OF REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

(2) BEING IN THE 14TH (FORMERLY 24TH) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:- BEGINNING AT A STAKE, GEORGE HACKEBEIL'S CORNER, IN E.C.MILLIKEN'S SOUTH LINE; THENCE WITH SAID E.C.MILLIKEN'S SOUTH LINE SOUTH 88 DEGREES EAST SEVENTY-ONE AND TWO-TENTHS (71.2) POLES TO A STAKE ABOUT 2½ POLES EAST OF A BRANCH AND ABOUT ONE (1) FOOT SOUTH OF A LARGE WHITE OAK POINTER; THENCE SOUTH ½ DEGREE WEST TWENTY-TWO AND FIVE TENTHS (22.5) POLES TO A STAKE 2½ POLES SOUTH OF A SMALL HOLLOW WITH THREE (3) BEECH POINTERS, THENCE NORTH 88 DEGREES WEST 71.2 POLES TO A STAKE IN GEORGE HACKEBEIL'S EAST LINE, WITH BEECH AND TWO (2) HICKORY POINTERS; THENCE WITH SAID LINE NORTH ½ DEGREES EASR TWENTY-TWO AND FIVE TENTHS (22.5) POLES TO THE BEGINNING; CONTAINING TEN (10) ACRES; AND BEING THE SAME LAND CONVEYED TO E.C.MILLIKEN BY DEED FROM R.J.AITA AND WIFE, DATED OCTOBER 20, 1927, OF RECORD IN BOOK 766, PAGE 598, OF SAID REGISTERS OFFICE.

AND WHEREAS A PART OF THE CONSIDERATION OF THIS DEED, SAID J.R.SMITH AND WIFE, CONVEYED TO E.C.MILLIKEN AND WIFE, SARAH VIRGINIA MILLIKEN, THE NORTH 80 FEET OF LOT NO.2 ON PLAN OF NASHVILLE TRUST COMPANY'S SUBDIVISION AS OF RECORD IN BOOK 161, PAGE 127 OF SAID REGISTERS OFFICE, BEING THE SAME CONVEYED TO J.R.SMITH AND WIFE, BY DEED FROM D.A.WHEATLEY AND WIFE, BOOK 1101, PAGE 203, OF SAID REGISTERS OFFICE; AND SAID LAND IS ENCUMBERED BY MORTGAGE TRUST DEED, FROM D.A.WHEATLEY AND WIFE TO THE GUARANTY BANK AND TRUST COMPANY OF MEMPHIS, TENNESSEE, OF RECORD IN BOOK 773, PAGE 66, OF SAID REGISTERS OFFICE, AND RENEWED BY AGREEMENT OF RECORD IN BOOK 810, PAGE 584, OF SAID REGISTERS OFFICE, ON WHICH A BALANCE OF $1500.00 IS NOW UNPAID; AND IT IS AGREED THAT SAID BALANCE WILL BE PAID BY J.R.SMITH AND WIFE, AND RELEASE IN FULL BE OBTAINED; NOW, THEREFORE A LIEN IS HEREBY RETAINED ON PARCEL TWO (2) OF LAND ABOVE CONVEYED TO SECURE THE PAYMENT OF SAID $1500.00 AND RELEASE OF SAID MORTGAGE DEED OF TRUST AS AGREED IN SAID DEED.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said J.R.SMITH AND WIFE, ZETTIE SMITH, THEIR, heirs and assigns, forever, and WE do covenant with the said J.R.SMITH AND WIFE, ZETTIE SMITH, 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. ,EXCEPT BY STATE AND COUNTY 1940 TAXES, WHICH WE WILL PAY WHEN DUE.

And E.C.MILLIKEN AND WIFE, SARAH VIRGINIA MILLIKEN, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said J.R.SMITH AND WIFE, ZETTIE SMITH, THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand 30TH this day of AUGUST, 1940.

E.C.MILLIKEN

SARAH VIRGINIA MILLIKEN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, THOS.J.WRIGHT, a Notary Public in and for said County and State, the within-named E.C.MILLIKEN AND WIFE, SARAH VIRGINIA MILLIKEN, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And S 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, X without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 30TH day of AUGUST, 1940.

Commission Expires 18 day of OCT., 1941. (Seal.) THOS.J.WRIGHT, Notary Public.

U.S.R.S. $5.50.

RECD SEPT.4, 1940 AT 3:25 P M

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