SIMS MARSHALL & BRUCE CO. NASHVILLE

Book No. 1166

For and in consideration of the sum of- OF THE TRANSFER TO ME, MAGGIE ELIZABETH EAKES, OF A CERTAIN TRACT OF GROUND IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE FOR LIKE AND OTHER PROMISES AND AGREEMENTS CONTAINED IN SAID DEED AND IN CONSIDERATION OF THE TRANSFER TO ME BYRON OAKLEY EAKES,THIS DAY, OF A CERTAIN TRACT OF GROUND IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY,TENNESSEE,

WE, MAGGIE ELIZABETH EAKES, THE WIDOW OF S.L. EAKES, AND BYRON OAKLEY EAKES HAVE THIS DAY BARGAINED, SOLD, TRANSFERRED AND CONVEYED TO ROBERT OWEN EAKES, HIS HEIRS AND ASSIGNS FOREVER ALL OUR RIGHT,TITLE AND INTEREST IN AND TO THE FOLLOWING TRACT OR PARCEL OF LAND IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE FULLY DESCRIBED AS FOLLOWS:

THE ENTIRE TRACT OF GROUND LESS ABOUT 9 ACRES WITH THE DWELLING ON IT THIS DAY SOLD TO MAGGIE ELIZABETH EAKES CONTAINING ORIGINALLY 80 ACRES AND DEEDED TO S.L. EAKES ON THE 20TH DAY OF OCTOBER 1903 BY CORA PUGH A DEED TO WHICH IS REGISTERED IN THE R.O.D.C. TENNESSEE IN BOOK 238, PAGE 475 TO WHICH REFERENCE IS HERE MADE FOR A MORE PERFECT DESCRIPTION,. THE ORIGINAL 80 ACRES IS MORE FULLY DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY THE LANDS OF SARAH DRAKE AND JAMES JOHNSON; ON THE SOUTH BY THE LANDS OF CEPHAS EARHART AND JNO. COOK ; ON THE EAST BY THE LANDS OF DOCK EARHART AND ON THE WEST BY THE LANDS OF JIM GLEAVES. THE 9 ACRES RESERVED FROM THE SAID 80 ACRES AND NOT TRANSFERRED WITH IT IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ABOUT 30 FEET NORTH OF, AND 4 FEET WEST OF A BARN ON SAAD TRACT, RUNNING THENCE 354 FEET EAST AND 54 FEET NORTH OF THE ORIGINAL DWELLING TO A POINT;THENCE SOUTH 665 FEET TO THE PROPERTY OF OSCAR WILLIS; THENCE WEST WITH THE WILLIS LINE 354 FEET;THENCE NORTH TO THE POINT OF BEGINNING.

THE SAID MAGGIE ELIZABETH EAKES JOINS IN THIS CONVEYANCE AS EVIDENCE THAT SHE HAS RELEASED ALL HER RIGHTS IN HER LATE HUSBANDS ESTATE, INCLUDING HER DOWER HOMESTEAD AND YEARS SUPPORT IN THE PERSONALTY AS SHE HAS BEEN FULLY COMPENSATED THEREFOR.

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 OWEN EAKES,HIS, heirs and assigns, forever, and WE do covenant with the said ROBERT OWEN EAKES 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 do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said ~~land to the said~~ ROBERT OWEN EAKES HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this THE 24TH day of JULY 1941.

~~Witness:~~

MAGGIE ELIZABETH EAKES

BYRON OAKLEY EAKES

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, A. FRANCES COOKE a Notary Public in and for said County and State, the within-named MAGGIE ELIZABETH EAKES,THE WIDOW OF S.L. EAKES AND BYRON OAKLEY EAKES 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 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 24TH day of JULY, 1941.

Commission Expires OCT 6TH 1942, 19 (Seal.) A.FRANCES COOKE
Notary Public.

REC'D JULY 24,1941 AT 12:32 P.M.

Received

SIMS MARSHALL & BRUCE CO. NASHVILLE

Book No. 1166

For and in consideration of the sum of TWO THOUSAND SIX HUNDRED FIFTY AND NO/100 DOLLARS OF WHICH ONE THOUSAND ONE HUNDRED FIFTY ($1,150.00)DOLLARS HAS BEEN PAID IN CASH TO US, JORDON KINNARD AND WIFE, ANNIE L. KINNARD, BY T. MARSHALL JONES, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER, THE SAID T. MARSHALL JONES ASSUMES AND AGREES TO PAY A LOAN IN THE AMOUNT OF FIFTEEN HUNDRED ($1500.00)DOLLARS, AS EVIDENCED BY NOTE SECURED BY DEED OF TRUST EXECUTED BY MRS. LURA IRENE RIED AND HUSBAND, THOMAS J. RIED, TO FRANK B. WELCH, TRUSTEE, OF RECORD IN BOOK 959 PAGE 499, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE, EXTENDED AND DUE MAY 15,1942.

WE, JORDON KINNARD AND WIFE, ANNIE L. KINNARD, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID T.MARSHALL JONES HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO.6 ON THE MAP OF B.J. MCCARTHY'S SUBDIVISION AS OF RECORD IN BOOK 421, PAGE 170 REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.6 FRONTS 100 FEET ON THE SOUTHERLY SIDE OF GALE AVENUE, AND RUNS BACK 410.5 FEET ON THE EASTERLY LINE AND 419.6 FEET ON THE WESTERLY LINE TO THE NORMERLY MARGIN OF THE TENNESSEE CENTRAL RAILROAD RIGHT-OF-WAY AND SHOWS 100.4 FEET ON SAID RIGHT-OF-WAY.

BEING THE SAME PROPERTY CONVEYED BY LURA IRENE RIED AND HUSBAND, TO JORDAN KINNARD AND WIFE, ANNIE L.KINNARD, BY DEED OF RECORD IN BOOK 1088 PAGE 284 ,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 T. MARSHALL JONES, HIS, heirs and assigns, forever, and WE do covenant with the said T.MARSHALL JONES 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 DEED OF TRUST AS ABOVE SET OUT AND TAXES WHICH HAVE BEEN PRO RATED AND ASSUMED BY THE GRANTEE.

And WE, JORDON KINNARD AND WIFE, ANNIE L.KINNARD, do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said T. MARSHALL JONES, HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 24TH day of JULY 1941.

~~Witness:~~

JORDAN KINNARD

ANNIE L. KINNARD

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LUCY M.STILL a Notary Public in and for said County and State, the within-named JORDON KINNARD AND WIFE, ANNIE L.KINNARD the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And XX wife of the said, having appeared before me privately and apart from husband X, 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 24TH day of JULY, 1941.

Commission Expires APRIL 5 1942, 19 (Seal.) LUCY M.STILL
Notary Public.

U.S.R.S. $1.65

Received JULY 24,1941 AT 11:34 A.M.