DAVIDSON COUNTY WARRANTY DEED

Book No. 1174

I WILL MAKE DEED TO PURCHASER. I AM MAKING THIS SALE BECAUSE OF DEFAULT IN PAYMENT NOTES NOS. 9 TO 34, INCLUSIVE, SET OUT IN SAID DEED OF TRUST, AND I DO SO AT THE REQUEST OF THE METHODIST BENEVOLENT ASSOCIATION, THE OWNER OF ALL THE NOTES THEREIN SECURED, ALL OF THE SAID NOTES HAVING BEEN DECLARED DUE AND PAYABLE AND BEING UNPAID.

PURCHASER WILL ASSUME UNPAID TAXES. THIS NOTICE APPEARS IN TRADES AND LABOR NEWS, EDITIONS OF FEB. 13, 20 AND 27, 1941.

THIS FEBRUARY 13, 1941.

2-13-3T NOAH W. COOPER, TRUSTEE

NOW, I HEREBY CERTIFY THAT AT THE TIME AND PLACE, AND FOR THE REASONS, AND ON THE TERMS NAMED IN SAID NOTICE, I DID SELL THE PROPERTY THEREIN AND ABOVE DESCRIBED TO THE METHODIST BENEVOLENT & FRATERNAL ASSOCIATION FOR $1000.00, WHO WAS THE HIGHEST BIDDER AT SAID SALE; AND FOR CASH, FREE FROM HOMESTEAD, DOWER, EQUITY OF REDEMPTION AND ALL OTHER EXEMPTIONS OF EVERY KIND; AND IN CONSIDERATION OF THE PREMISES, AND OF THE PAYMENT OF SAID SUM AT $1000.00, WHICH WAS CREDITED ON THE DEBT DUE BY SAID MORTGAGOR TO SAID ASSOCIATION, I, NOAH W. COOPER, TRUSTEE, FULLY EMPOWERED SO TO DO BY SAID DEED OF TRUST, AND HAVING COMPLIED WITH ALL THE REQUIREMENTS OF THE SAID DEED OF TRUST TO VALIDATE THIS SALE, DO NOW AND HEREBY CONVEY IN FEE SIMPLE, TO SAID THE METHODIST BENEVOLENT AND FRATERNAL ASSOCIATION, THE SAID PROPERTY, AS ABOVE FULLY DESCRIBED IN SAID NOTICE; WITH ALL APPURTENANCES THERETO; AND FREE FROM HOMESTEAD, DOWER, EQUITY OF REDEMPTION AND ALL OTHER EXEMPTIONS, BUT SUBJECT TO ANY UNPAID TAXES.

I WARRANTY THE TITLE TO SAID PURCHASER AS FULLY AS I WAS AUTHORIZED BY SAID DEED OF TRUST.

THIS FEBRUARY 20, 1941.

NOAH W. COOPER, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, ARTHUR C. TIPPENS, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED NOAH W. COOPER, TRUSTEE, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENN., THIS 6TH DAY OF MARCH, 1941.

(SEAL) ARTHUR C. TIPPENS, NOTARY PUBLIC.

MY COM. EXPIRES JAN. 8, 1945.

U.SR.S. $1.10

RECEIVED MARCH 7, 1941, AT 3:46 P.M.

NUMBER 55496

RECORDED MARCH 11, 1941.

MABEL A. BONDS

TO DEED

R. H. BONDS.

WARRANTY DEED.

FOR AND IN CONSIDERATION OF THE SUM OF ONE AND NO/100 ($1.00) DOLLAR CASH IN HAND PAID ME BY MY HUSBAND ROBERT H. BONDS, THE RECEIPT OF WHICH IS HEREBY ACK-

DAVIDSON COUNTY WARRANTY DEED

Book No. 1174

NOWLEDGED, I, MRS. MABEL AUSTIN BONDS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ROBERT H. BONDS, HIS HEIRS AND ASSIGNS, TWO CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

FIRST TRACT: BEGINNING AT A HACKBERRY THE N. W. CORNER OF LOT NO. 2 IN THE DIVISION OF THE SARAH WRIGHT LANDS. THENCE E. WITH LOT NO. 2 TO ITS N. E. CORNER. THENCE NORTH 2° EAST 23 1/5 POLES TO THE CENTER OF THE N. C. & ST. LOUIS R. ROAD. THENCE N. W. WITH THE SAID RAIL ROAD 148 4/5 POLES TO THOMAS LOCKHART'S S. E. CORNER. THENCE NORTH 88 1/2° WEST 48 POLES TO A STONE THE SAID LOCKHART'S S. W. CORNER. THENCE NORTH 89° WEST 65.81 POLES TO A STAKE. THENCE SOUTH 27° EAST 35.50 POLES RUNNING WITH A LANE BETWEEN THIS TRACT AND THE GEORGE RICHARDS TRACT OF LAND.

THENCE SOUTH 18° EAST 31.50 POLES WITH THE LANE TO A STAKE THENCE SOUTH 1° WEST 89 POLES TO A LANE BETWEEN THIS LAND AND THE AUSTIN LANDS. THENCE EAST WITH SAID LANE TO TWO ASH TREES THE SOUTH EAST CORNER OF SAID TRACT. THENCE NORTH 46.68 POLES TO THE BEGINNING CONTAINING 166 ACRES AND 13 POLES MORE OR LESS.

SECOND TRACT: A TRACT OF LAND CONSISTING OF ABOUT 79 ACRES AND 22 POLES, MORE OR LESS, LYING NORTH OF THE SAID PROPERTY DESCRIBED IN THE FIRST TRACT AND BEGINNING AT A STAKE IN THE LINE OF SAID PROPERTY WHERE IT JOINS THE LANDS OF C. A. HALL AND RUNNING THENCE WITH THE LINE OF THE FIRST DESCRIBED TRACT SOUTH 85½° EAST 110.6 POLES TO A STAKE IN THE ROAD; RUNNING THENCE NORTH 25° WEST 35.3 POLES TO A STAKE IN THE ROAD; RUNNING THENCE NORTH 15½° WEST 31.7 POLES; THENCE NORTH ½° EAST 79.36 POLES TO THE INTERSECTION OF FENCES OF JAMES AUSTIN LANDS; THENCE NORTH 9.8° WEST 43½ POLES TO THE INTERSECTION OF FENCES WITH THE HAYNIE LANDS (FORMERLY COLLINS LANDS); THENCE NORTH 16° WEST 12 3/4 POLES; THENCE NORTH 83 3/4° WEST 34 POLES TO A STAKE IN THE GRAVEYARD; THENCE NORTH 3½° EAST 147 POLES TO THE BEGINNING.

TO HAVE AND TO HOLD THE SAID TRACTS OR PARCELS OF LAND, WITH THE APPURTENANCES, ESTATES, TITLES AND INTERESTS THERETO BELONGING TO THE SAID ROBERT H. BONDS, HIS HEIRS AND ASSIGNS, FOREVER.

BUT THERE IS RESERVED TO ME A LIFE ESTATE IN SAID LANDS.

AND I DO COVENANT WITH THE SAID ROBERT H. BONDS THAT I AM LAWFULLY SEIZED AND POSSESSED OF SAID LANDS IN FEE SIMPLE; HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED.

AND I, MRS. MABEL AUSTIN BONDS, DO FURTHER COVENANT AND BIND MYSELF, MY HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID ROBERT H. BONDS, HIS HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

WITNESS MY HAND THIS 5TH DAY OF FEBRUARY, 1941.

MRS. MABEL AUSTIN BONDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, EVELYN WALLACE, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED MRS. MABEL AUSTIN BONDS, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.