NUMBER 2941 RECORDED MCH 15, 1944 G.W. BRACY ET UX TO VERNER C. BRACY

Book No. 1194

For and in consideration of the sum of ONE DOLLAR,CASH, AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, WE, G.W. BRACY AND WIFE, MAGGIE BRACY, HAVE THIS DAY BARGAINED AND SOLD AND DO HEREBY TRANSFER AND CONVEY TO VERNER C. BRACY, OUR SON,AND HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND LOCATED IN THE 12TH DISTRICT OF DAVIDSON COUNTY,TENNESSEE AND THE SECOND DISTRICT OF CHEATHAM COUNTY,TENNESSEE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE OLD CLARKSVILLE ROAD, S.W. CORNER OF VERNER C. BRACY'S 8 ACRE TRACT; THENCE N.80° W.22½ POLES TO A STONE IN SAID ROAD, S.E.CORNER OF THE PARSONAGE; THENCE N.6° E. 15-4/5 POLES TO A STONE; N.84° W.10 POLES TO A STONE; THENCE S.6° W.15 POLES TO A POINT IN SAID ROAD; THENCE WITH SAID ROAD N.80° W. 17-2/5 POLES TO A STONE; THENCE N.10° W. 94½ POLES TO A STONE IN LINE OF A TRACT OF 51 ACRES THIS DAY CONVEYED BY US TO HAZEL DOUGLAS; THENCE N.87° E. 13½ POLES TO THE CENTER OF STATE HIGHWAY NO.112; THENCE WITH SAID HIGHWAY, S.39° E.40 POLES; S.45° E. 26-3/5 POLES; THENCE LEAVING HIGHWAY AND RUNNING S.10° W.33-3/5 POLES; THENCE S. 79¼° E/ 15-4/5 POLES TO A CONCRETE BLOCK, THE N.W. CORNER OF SAID 8 ACRE TRACT ABOVE REFERRED TO; THENCE S.10° W.25-1/5 POLES TO THE BEGINNING, CONTAINING 31 ACRES, MORE OR LESS.

SAID TRACT OF LAND CONSISTS OF A PART OF THE TRACT (JOHNS LAND)CONVEYED TO G.W. BRACY BY DEEDS RECORDED IN BOOK NO.346, PAGE 471 AND BOOK NO.423, PAGE 423, REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE, AND A PART OF THE TRACT CONVEYED TO G.W. BRACY BY DEED FROM W.B. ENNIS RECORDED IN BOOK NO.27, PAGE 634, REGISTER'S OFFICE OF CHEATHAM 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~~ SAID LAND TO THE SAID VERNER C. BRACEY AND HIS, heirs and assigns, forever, and ~~I~~ WE COVENANT ~~do~~ covenant with the said ~~I~~ THAT WE lawfully seized and possessed of said land ~~in fee simple~~, have a good right to convey it, ~~and the same is unincumbered~~ THAT IT IS CLEAR AND UNINCUMBERED;

And WE WARRANT THE TITLE THERETO AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, ~~do further covenant and bind~~ heirs and representatives, to warrant and forever defend the title to said land to the said THE GRANTORS RESERVE POSSESSION, USE, AND CONTROL OF SAID LAND FOR AND DURING THEIR NATURAL LIVES AND UNTIL THE DEATH OF THE SURVIVOR OF THEM. ~~heirs and assigns, against the lawful claims of all persons whomsoever.~~

Witness OUR hands, this MAY 20 day of ~~_____~~, 1942.

Witness: G.W. BRACY
MAGGIE BRACY

STATE OF TENNESSEE, ~~DAVIDSON COUNTY.~~ COUNTY OF CHEATHAM)

Personally appeared before me, B.J. BOYD a Notary Public in and for said County and State, the within-named G.W. BRACY AND WIFE, MAGGIE BRACY, the bargainors, 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, without compulsion or constraint from X said husband and for the purposes therein expressed.

Witness my hand and official seal at ~~Nashville, Tennessee~~ OFFICE AT ASHLAND CITY this MAY 20 day of MAY, 1942.

Commission Expires 8 day of OCT, 1942. (Seal.) B.J.BOYD Notary Public.

U.S.R.S.$2.65

RECD MCH 14, 1944 AT 3:14 P.M.

CM

NUMBER 2889 RECORDED MARCH 14, 1944.

LANE C.WELCH ET UX., TO A.G.TEMPLETON ET UX.

Book No. 1194

For and in consideration of the sum of ($3500.00) THIRTY FIVE HUNDRED AND 00/100 DOLLARS CASH IN HAND PAID BY A.G.TEMPLETON AND WIFE DORA ELLA TEMPLETON, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, LANE C.WELCH AND WIFE MARY CATHERINE WELCH HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID A.G.TEMPLETON AND WIFE DORA ELLA TEMPLETON THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NUMBER 26 ON THE MAP OF MAYNOR PLACE OF RECORD IN BOOK 843, PAGE 24, OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE,

SAID LOT NUMBER 26 FRONTS SIXTY (60) FEET ON THE SOUTHERLY SIDE OF MAYNOR AVENUE AND RUNS BACK BETWEEN LINES, 152 FEET ON THE EASTERLY LINE AND 151 FEET ON THE WESTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 60 FEET.

BEING THE SAME PROPERTY CONVEYED TO LANE C.WELCH AND WIFE MARY CATHERINE WELCH, BY DEED FROM DAVE A.WHITEHEAD AND WIFE, OF RECORD IN BOOK 1272, PAGE 52 OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAXES FOR THE YEAR 1944 PRORATED AS OF DATE OF DEED AND ASSUMED BY PURCHASERS.

SAID LAND IS SUBJECT TO THE RESTRICTIVE COVENANTS AS SET OUT OF RECORD IN BOOK 1019, PAGE 14 OF THE 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 A.G.TEMPLETON AND WIFE, DORA ELLA TEMPLETON, THEIR, heirs and assigns, forever, and WE do covenant with the said A.G.TEMPLETON AND WIFE DORA ELLA TEMPLETON 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, LANE C.WELCH AND WIFE MARY CATHERINE WELCH do further covenant and bind CURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said A.G.TEMPLETON AND WIFE DORA ELLA TEMPLETON, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 1ST day of MARCH 1944, 194

~~Witness:~~ MARY CATHERINE WELCH
LANE C.WELCH

STATE OF ~~TENNESSEE, DAVIDSON~~ KENTUCKY, NELSON COUNTY.

Personally appeared before me, J.T.MCGINNIS, a Notary Public in and for said County and State, the within-named MARY CATHERINE WELCH, the bargainor, with whom I am personally acquainted, and who acknowledged that SHE 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~~ BARDSTOWN, KY. this 4 day of MARCH, 1944.

Commission Expires 3 day of MCH., 1946. (Seal.) J.T.MCGINNIS, Notary Public.

STATE OF FLORIDA)
DADE COUNTY)

PERSONALLY APPEARED BEFORE ME, LUCILLE J.WITT, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED LANE C.WELCH, 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 HOMESTEAD, FLORIDA, THIS 9TH DAY OF MARCH, 1944.

COMMISSION EXPIRES AUGUST 31, 1947. (SEAL) LUCILLE J. WITT, NOTARY PUBLIC.

U.S.R.S. $3.85
RECD MARCH 13, 1944 AT 2:33 P M

H. M.