5782 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1199

For and in consideration of the sum of ($5.00) FIVE AND NO/100 - - DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, COEN C. CLOYD, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID E. R. SANDERS, JR AND WIFE, FRANCES ELISE SANDERS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OFLAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTH PART OF LOT NO. 63 AND THE SOUTHERLY PART OF LOT NO. 64 ON THE MAP OF BLUEFIELDS, OF RECORDIN BOOK 843, PAGE 16, OF THE REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A SURVEY THEREOF MADE JANUARY 17, 1942, BY Z. J. WILKINSON, SURVEYOR, AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF CUMBERLAND CIRCLE 30 FEET SOUTH OF THE COMMON CORNER OF LOTS NOS. 63 AND 64; THENCE EASTERLY 222 FEET TO A POINT IN THE LINE BETWEEN LOTS NOS. 43 AND 63, BEING 37.1 FEET SOUTH OF THE COMMON CORNER OF SAID LOTS NOS. 63 AND 64 IN THE WESTERLY LINE OF LOT NO. 43; THENCE WITH THE LINE BETWEEN LOTS NOS. 43 AND 63 NORTHWESTERLY 37.1 FEET TO THE COMMON CORNER OFLOTS NOS. 63 AND 64; THENCE WITH THE LINE BETWEEN LOTS NOS. 43 AND 64 NORTHERLY 37.5 FEET TO A POINT; THENCE WESTERLY 205.2 FEET TO A POINT IN THE EASTERLY MARGIN OF CUMBERLAND CIRCLE 183 FEET SOUTH OF BLUEFIELDAVENUE; THENCE WITH THE MARGIN OF SAID CIRCLE SOUTHERLY 75 FEET TO THE POINT OF BEGINNING

BEING PART OF THE PROPERTY CONVEYED TO R. D. STANFORD, JR, TRUSTEE, BY DEED FROM BRANSFORD REALTY COMPANY, INC. OF RECORD IN BOOK 1140, PAGE 135, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO COEN C. CLOYD, BY DEED FROM R. D. STANFORD, JR, TRUSTEE, OF RECORD IN BOOK - - PAGE - - 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 E. R. SANDERS, JR AND WIFE FRANCES ELISE SANDERS, THEIR, heirs and assigns, forever, and I do covenant with the said E. R. SANDERS, JR AND WIFE, FRANCES ELISE SANDERS that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.

And I, COEN C. CLOYD do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said E. R. SANDERS, JR AND WIFE, FRANCES ELISE SANDERS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 17TH day of JANUARY 1942.

Witness:

COEN C. CLOYD
SUE S. CLOYD

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, R. D. STANFORD, JR a Notary Public in and for said County and State, the within-named COEN C. CLOYD AND WIFE, SUE S. CLOYD 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, without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 17TH day of JANUARY, 1942

Commission Expires XXXXXXX 1-2-44, 19 (Seal.) NEELY BROWN DONELSON Notary Public.

U.S.R.S. 55¢
REC'D FEB 5, 1942 AT 1;56 P.M.

5782 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1199

For and in consideration of the sum of FOUR HUNDRED ($400.00) DOLLARS CASH IN HAND PAID TO US BY J. R. CLAYPOOL AND W. W. CLAYPOOL, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LUCINDA DURARD, EUNICE E. DURARD, ANNIE MARSHALL DURARD SPAIN, ROBERTA DURARD PHILLIPS AND MYRTLE DURARD, THE SURVIVING WIDOW AND HEIRS AT LAW OF ROBERT H. DURARD, DECEASED HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J. R. CLAYPOOL AND W. W. CLAYPOOL, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: A TRACT OF LAND IN THE 10TH FORMERLY THE 22ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHEAST CORNER OF LOT NO. 4 AND THE NORTHWEST CORNER OF LOT NO. 5 ON THE PLAT SHOWING PARTITION OF THE LANDS OF ISAAC NEWLAND, DECEASED, AS OF RECORD IN MINUTE BOOK "J" PAGE 182, CIRCUIT COURT FOR SAID COUNTY, THE NORTHWEST CORNER OF SAID LOT NO. 5 BEING ALSO THE NORTHWEST CORNER OF LOT NO. 6 ON THE PLAN OF DAVID HAYS PROPERTY, OF RECORD IN BOOK 39, PAGE 546, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERN LINE OF SAID LOT NO. 5 BEING 1176 FEET WESTERLY FROM THE NORTH EAST CORNER OF SAID LOT NO. 5, AND RUNNING THENCE NORTH 86 DEGREES, WEST, WITH THE NORTHERN LINE OF SAID LOT NO. 5, 589 FEET TO THE NORTHWEST CORNER OF SAID LOT NO. 5, BEING ALSO THE NORTHEAST CORNER OF SAID LOT NO. 4; THENCE NORTH 86 DEGREES WEST 100 FEET TO A POINT; THENCE SOUTH 86 DEGREES WEST 100 FEET TO A POINT IN THE NORTHERN LINE OF SAID LOT NO. 4; THENCE SOUTH 80 DEGREES WEST 188 FEET TO A POINT; THENCE SOUTH 4 DEGREES WEST 108 FEET; THENCE SOUTH 15 DEGREES WEST 200 FEET; THENCE SOUTH 53 DEGREES WEST 100 FEET; THENCE SOUTH 55 DEGREES WEST 100 FEET; THENCE SOUTH 15 DEGREES WEST 100 FEET; THENCE SOUTH 20 DEGREES WEST 236 FEET TO A BRANCH SAID BRANCH OR CREEK BEING ALONG THE NORTHERN BOUNDARY LINE OF A TRACT OF 129 ACRES OF LAND CONVEYED TO A. KIRSHNER BY DEED FROM R. H. DURARD AND WIFE, OF RECORD IN BOOK 564, PAGE 194, SAID REGISTER'S OFFICE; THENCE WITH THE MEANDERS OF SAID BRANCH, SOUTH 63 DEGREES EAST 18 FEET, SOUTH 55 DEGREES EAST 104 FEET AND SOUTH 56 DEGREES EAST 569 FEET TO A POINT IN THE WESTERN LINE OF SAID LOT NO. 5; THENCE NORTH 78 DEGREES EAST 100 FEET; THENCE NORTH 61 DEGREES EAST 561 FEET TO A WELL; THENCE NORTH 36 DEGREES WEST 181 FEET TO A ROCK; AND THENCE NORTH 16 DEGREES EAST 508 FEET TO THE BEGINNING, CONTAINING 10.06 ACRES OF OUT OF THE NORTHWEST CORNER OF SAID LOT NO. 5 AND 8.87 ACRES OUT OF THE NORTHEAST CORNER OF SAID LOT NO. 4; BEING PART OF SAID LOT NO. 5 CONVEYED TO ROBERT H. DURARD BY DEED FROM MRS. ELIZABETH CANTRELL, OF RECORD IN BOOK 264, PAGE 241 AND PART OF SAID LOT NO. 4 CONVEYED TO ROBERT H. DURARD BY DEED FROM ESTHER N. AND JOSEPH DURARD OF RECORD IN BOOK 257, PAGE 393, 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 J. R. CLAYPOOL AND W. W. CLAYPOOL, THEIR, heirs and assigns, forever, and WE do covenant with the said J. R. CLAYPOOL AND W. W. CLAYPOOL 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, THE SAID LUCINDA DURARD, EUNICE E. DURARD, ANNIE MARSHALL DURARD Spain, ROBERTA DURARD PHILLIPS AND MYRTLE DURARD

X 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. CLAYPOOL AND W. W. CLAYPOOL, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 31ST day of JANUARY 1942

Witness:

LUCINDA DURARD
ROBERTA DURARD PHILLIPS
ANNIE MARSHALL DURARD SPAIN
EUNICE E. DURARD
MYRTLE DURARD

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, WADE SAIN a Notary Public in and for said County and State, the within-named LUCINDA DURARD, EUNICE E. DURARD, ANNIE MARSHALL DURARD SPAIN, ROBERTA DURARD PHILLIPS AND MYRTLE DURARD 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 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, 1942

Commission Expires 6 day of APRIL, 19 44 (Seal.) WADE SAIN Notary Public.

U.S.R.S. 55¢
REC'D FEB 5, 1942 AT 10;25 A.M.