NUMBER 89564 RECORDED DEC 16,1942 E.S. BRUGH TO MRS. MARY B.BRADEN ET AL

ELLIOT MARSHALL & BRUCE CO. NASHVILLE

J.A.E

Book No. 1225

For and in consideration of ~~the sum of~~ LOVE AND AFFECTION AND OTHER GOOD AND VALUABLE CONSIDE ATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, E.S. BRUGH A WIDOWER, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MY DAUGHTERS, MRS. MARY B. BRADEN AND MRS. MARGARET B. REYNOLDS, THEIR HEIRS AND ASSIGNS FOREVER, AS TENANTS IN COMMON, THAT CERTAIN TRACT OR PARCEL OF LAND IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

"THE SOUTHEAST CORNER OF TWENTY-FIRS T AVENUE & BLAKEMORE, BEING THE NORTH 90 FEET OF LOT NO.139 AND THE NORTH 90 FEET OF THE EAST 20 FEET OF LOT NO.140, ON THE REVISED PLAN OF UNIVERSITY PLACE, FRONTING 70 FEET ON THE EASTERLY SIDE OF TWENTY-FIRST AVENUE, SOUTH, AND RUNNING BACK BETWEEN PARALLEL LINES 90 FEET TO A DEAD LINE, AND BEING THE SAME PROPERTY CONVEYED TO E.S.BRUGH AND WIFE BY COMMERCE UNION BANK, AS EXECUTOR OF THE ESTATE OF J.W. GILLESPIE, OF RECORD IN DEED BOOK , AT PAGE , IN THE REGISTER'S OFFICE OF 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 MRS. MARY B. BRADEN AND MRS. MARGARET B. REYNOLDS, THEIR, heirs and assigns, forever, and I do covenant with the said MRS. MARY B.BRADEN AND MRS. MARGARET B. REYNOLDS 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 do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said MRS. MARY B. BRADEN AND MRS. MARGARET B. REYNOLDS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 15 day of DECEMBER 1942.

Witness: XXXXX

E.S. BRUGH

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, BUFORD WILSON a Notary Public in and for said County and State, the within-named E.S. BRUGH the bargainor, with whom I am personally acquainted, and who acknowledged that HE 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 X 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 15 day of DECEMBER, 19 42

Commission Expires OCT 9 1944, 19 . (Seal.) BUFORD WILSON Notary Public.

Received DEC 15,1942 AT 9:20 A.M.

NUMBER 89593 RECORDED DEC 16,1942 ROBERT C. BEASLEY, JR ET UX TO H.C. WALTON ET UX

ELLIOT MARSHALL & BRUCE CO. NASHVILLE

J.A.E

Book No. 1225

For and in consideration of the sum of FIVE AND NO/100 ($5.00) - - - - - - - - -DOLLARS CASH IN HAND PAID BY H.C. WALTON AND WIFE, VIOLA W. WALTON, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE ASSUMPTION BY THE SAID H.C. WALTON AND WIFE, VIOLA W. WALTON OF A BALANCE OF THIRTY-SIX HUNDRED AND 16/100 ($3600.16) DOLLARS, OF AN ORIGINAL MORTGAGE DATED OCTOBER 7, 1939, SECURED BY DEED OF TRUST TO WILLIAM J. WADE, TRUSTEE, ON THE WITHIN DESCRIBED PROPERTY, OF RECORD IN BOOK 993 PAGE 228, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENN.

WE, ROBERT C. BEASLEY, JR., AND WIFE, EMOGENE NORTHERN BEASLEY, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID H.C. WALTON AND WIFE, VIOLA W. WALTON, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO.46 ON THE MAP OF SUTTON HILL SECTION OF MARENGO PARK, OF RECORD IN BOOK 974 PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO.46 FRONTS 75 FEET ON THE SOUTHERLY SIDE OF SUTTON HILL ROAD AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO ROBERT C. BEASLEY, JR. AND WIFE EMOGENE NORTHERN BEASLEY, BY DEED OF RECORD IN BOOK 1250 PAGE 165, SAID REGISTER'S OFFICE.

THE ABOVE DESCRIBED PROPERTY IS ALSO CONVEYED UNTO THE SAID H.C. WALTON AND WIFE, VIOLA W. WALTON SUBJECT TO THE RESTRICTIVE COVENANTS CONTAINED IN BOOK 1086 PAGE 573, AND IN BOOK 1091 PAGE 666, AND RE-RECORDED IN BOOK 1066 PAGE 421, AND SET-BACK-LINE AND EASEMENT OF RECORD IN BOOK 974, PAGE 67, REGISTER'S 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 H.C. WALTON AND WIFE, VIOLA W. WALTON, THEIR, heirs and assigns, forever, and WE do covenant with the said H.C.WALTON AND WIFE, VIOLA W. WALTON 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 AS HEREINBEFORE SET OUT AND TAXES ASSESSED AGAINST SAID PROPERTY FOR THE YEAR 1942, WHICH ARE HEREBY ASSUMED BY THE PURCHASER, THE SAME HAVING BEEN PRORATED AS OF DATE HEREOF.

And WE, ROBERT C. BEASLEY, JR AND WIFE, EMOGENE NORTHERN BEASLEY do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said H.C. WALTON AND WIFE, VIOLA W. WALTON, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 12TH day of DECEMBER 1942.

Witness:

ROBERT C. BEASLEY JR
EMOGENE NORTHERN BEASLEY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARY ELIZABETH CONDITT a Notary Public in and for said County and State, the within-named ROBERT C. BEASLEY, JR., AND WIFE, EMOGENE NORTHERN BEASLEY, 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 X 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 14TH day of DECEMBER, 19 42

Commission Expires JULY 8, 19 43 (Seal.) MARY ELIZABETH CONDITT Notary Public.

U.S.R.S.$5.50

Received DEC 15,1942 AT 12:50 P.M.