Book No. 1225.

For and in consideration of the sum of ~~ONE AND NO/100 ---------- DOLLARS~~ CASH IN HAND PAID, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATION, AND THE ASSUMPTION OF A BALANCE OF AN INDEBTEDNESS OWING TO THE HOME OWNERS' LOAN CORPORATION, SAID INDEBTEDNESS EVIDENCED BY DEED FROM HOME OWNERS' LOAN CORPORATION TO OSCAR BAINBRIDGE AND WIFE, MINNIE W. BAINBRIDGE, AS OF RECORD IN BOOK 1084 PAGE 278, R.O.D.C. TENN.

WE, OSCAR BAINBRIDGE AND WIFE, MINNIE W. BAINBRIDGE HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MARIE ZANINI MARIE ZANINI, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.113 ON THE MAP SHOWING R.W. GRIZZARD'S SUBDIVISION, OF PART OF THE BOSLEY TRACT, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY ERLE DRAKE, COUNTY SURVEYOR, OCTOBER 10,1930, AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF JONES OR FAIRFAX AVENUE AND MARLBOROUGH AVENUE THENCE WITH THE SOUTHERLY MARGIN OF JONES AVENUE EASTWARDLY 75 FEET TO THE CORNER OF LOTS NOS.113 AND 114; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWARDLY 200 FEET TO THE NORTHERLY LINE OF LOT NO.191; THENCE WITH SAME, WESTWARDLY 110 FEET TO THE EASTERLY MARGIN OF MARLBOROUGH AVENUE; THENCE WITH SAID AVENUE, NORTHWARDLY 200 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO OSCAR BAINBRIDGE, AND WIFE, MINNIE W. BAINBRIDGE, BY DEED FROM HOME OWNERS' LOAN CORPORATION, OF RECORD IN BOOK 1084 PAGE 278, REGISTER'S OFFICE FOR SAID COUNTY.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MARIE ZANINI HER, heirs and assigns, forever, and WE do covenant with the said MARIE ZANINI 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 FOR TAXES YEAR 1943 WHICH HAVE BEEN PRO-RATED BETWEEN THE PARTIES AS OF FEBRUARY 1,1943.

And WE, OSCAR BAINBRIDGE AND WIFE MINNIE W. BAINBRIDGE do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said MARIE ZANINI, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 1 day of FEBRUARY 1943.

OSCAR W. BAINBRIDGE
MINNIE W. BAINBRIDGE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARY ELIZABETH GONDITT, a Notary Public in and for said County and State, the within-named OSCAR W. BAINBRIDGE & WIFE MINNIE W. BAINBRIDGE 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 1 day of FEBRUARY, 19 43.
My Commission Expires MAY 5 1945, 19__. (Seal.) MARY ELIZABETH GONDITT
Notary Public.

Rec'd FEB 8,1943 AT 11:35 A.M.

Book No. 1225

For and in consideration of the sum of $1000.00 ONE THOUSAND AND NO/100 DOLLARS PAID TO US IN HAND, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID O.T. SANDERS AND WIFE, FANNIE MEADOWS SANDERS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

IN THE CITY OF NASHVILLE AND BEING LOT NO.10 AND THE SOUTH 13-1/2 FEET OF LOT NO.11 IN L.H. LANIER'S PLAN AS RECORDED IN BOOK NO.12, PAGE 552, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID LOT AND PART OF LOTS FRONTS 58-½ FEET ON THE EAST SIDE OF UNIVERSITY STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 180 FEET TO AN ALLEY, AND BEING THE SAME PROPERTY CONVEYED TO THE FORMER TRUSTEES OF CARROLL STREET METHODIST EPISCOPAL CHURCH SOUTH BY JESSIE E. SCIVALLY AND HUSBAND, T.J. SCHIVALLY, AS OF RECORD IN BOOK NO.347 PAGE 55; ALSO SAME PROPERTY AS CONVEYED BY J.E. TRAVIS, ET AL., TO W.R. WOMACK, BY DEED OF JANUARY 8, 1924, AND OF RECORD IN BOOK 653 AT PAGE 306, REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY A.M. MAY TO ELIE M.SHELTON BY DEED DATED MAY 4, 1939, AND RECORDED IN BOOK 1115, PAGE 70, OF REGISTER'S OFFICE OF DAVIDSON COUNTY.

TAXES, INSURANCE AND RENTS TO BE PRORATED DATE OF DEED.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said O.T. SANDERS AND WIFE, FANNIE MEADOWS SANDERS, THEIR, heirs and assigns, forever, and WE do covenant with the said O.T. SANDERS & WIFE, FANNIE MEADOWS SANDERS 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 O.T. SANDERS AND WIFE, FANNIE MEADOWS SANDERS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 8 day of FEBRUARY 1943.

ELIE M.SHELTON
ORA SHELTON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, CLARK GOWER, a Notary Public in and for said County and State, the within-named ELIE M.SHELTON AND WIFE ORA SHELTON 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 8 day of FEBRUARY, 19 43.
Commission Expires OCT 25 1945, 19__. (Seal.) CLARK GOWER
Notary Public.

U.S.R.S. $1.10

Received FEB 8,1943 AT 11:10 A.M.