596

NUMBER 99244
MARY ANN STEPHENS, P. V. STEPHENS AND WIFE YENO MAI STEPHENS TO J. J. STEPHENS AND WIFE

RECORDED AUGUST 5, 1943

Book No. 1238

For and in consideration of the sum of ($1,000.00) ONE THOUSAND AND 00/100 DOLLARS CASH IN HAND PAID BY J. J. STEPHENS AND WIFE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED BY US AS FULL SETTLEMENT FOR THE HEREINAFTER DESCRIBED PROPERTY, WE, MARY ANN STEPHENS, P. V. STEPHENS AND WIFE YENO MAI STEPHENS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J. J. STEPHENS AND WIFE, BESSIE B. STEPHENS THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A LARGE BEECH, THE NORTH EAST CORNER OF THIS TRACT, AND AN ORIGINAL CORNER OF THE STEPHENS LAND, AND RUNNING FROM SAID BEGINNING POINT ALONG THE EAST BOUNDARY OF THE TRACT, AND WITH A FENCE, SOUTH 1 DEGREE WEST 497 FEET TO A POINT IN THE CENTER OF THE HIGHWAY, BEING THE NORTH EAST CORNER OF A 2½ ACRE TRACT SOLD TO J. A. WILSDORF, TRUSTEE BY DEED DATED IN JUNE 1943, (SAID POINT BEING ALSO 332 FEET FROM THE END OF A CURVE ON SAID HIGHWAY;) RUNNING THENCE WITH THE CENTER LINE OF THE HIGHWAY SOUTH 72 DEGREES - 10 MINUTES WEST 332 FEET TO A POINT; THENCE CONTINUING WITH THE CENTER LINE OF HIGHWAY SOUTH 77 DEGREES - 10 MINUTES WEST 430 FEET TO A POINT OPPOSITE A POST, ANOTHER CORNER OF WILSDORF TRACT; THENCE WITH HIS TRACT SOUTH 5 DEGREES WEST 238 FEET, MORE OR LESS, TO AN IRON PIN 33 FEET FROM A GATE POST, AND IN THE LINE OF SAID WILSDORF TRACT; THENCE WITH WILSDORF LINE SOUTH 50 DEGREES WEST 32 FEET TO IRON PIPE AN ORIGINAL CORNER OF W. F. RUST, TRACT; THENCE WITH LINE OFRUST TRACT AND AN OLD ROAD, SOUTH 83 DEGREES WEST 415 FEET TO AN IRON PIN, A FORMER CORNER OF THE W. F. RUST TRACT; THENCE WITH THE BOUNDARY OF SAID RUST TRACT, SOUTH 68 DEGREES WEST 351 FEET TO AN IRON PIN AT AN OLD BEECH STUMP, ONE OF RUSTS CORNER, AND 58 FEET FROM SPRING AND LARGE BEECH TREE; THENCE NORTH 37 DEGREES WEST 42 FEET TO CENTER OF ROAD; THENCE WITH SAID ROAD SOUTH 57 DEGREES WEST 144 FEET AT A GATE; THENCE NORTH 37½ DEGREES WEST 173 FEET TO A POINT IN CENTER OF HIGHWAT, 27 FEET EAST OF A CONCRETE CULVERT UNDER SAID HIGHWAY; THENCE CONTINUING SAME COURSE, 61 FEET TO A SMALL POPLAR; THENCE NORTH 45 DEGREES WEST 200 FEET TO A PLANTED STONE; THENCE, WITH AN OLD FENCE, NORTH 19 DEGREES EAST 400 FEET TO A HICKORY; THENCE WITH THE BOUNDARY OF A 14 ACRE TRACT BELONGING TO BILL STEPHENS, AND ON A MARKED LINE, NORTH 3/4 DEGREES WEST 724 FEET TO A WHITE OAK STUMP AT FENCE, AND IN R. W. BLACK'S BOUNDARY; AN OLD CORNER, THENCE WITH BLACK'S BOUNDARY, AND A NEW FENCE, SOUTH 84½ DEGREES EAST 1900 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND CONTAINING 43-3/4 ACRES MORE OR LESS. THIS INCLUDES AND EXCLUDES ONE ACRE IN THE RIGHT OF WAY OF THE HIGHWAY.

BEING PART OF TRACT OF LAND AS OF RECORD IN BOOK 831, PAGE 29, R.O.D.C. TENN. ALSO NOTED IN WILL BOOK 21, PAGE 329 AND 330 O.C.C.C. DAVIDSON COUNTY, TENN.

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. J. STEPHENS AND WIFE BESSIE B. STEPHENS THEIR, heirs and assigns, forever, and WE do covenant with the said J. J. STEPHENS AND WIFE 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, MARY ANN STEPHENS, P. V. STEPHENS AND WIFE YENO MAI STEPHENS OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said J. J. STEPHENS AND WIFE THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 3 day of AUGUST, 1943

WITNESS TO MARK:
LEE A. GRAY

HER MARK
MARY ANN XSTEPHENS
P. V. STEPHENS
YENO MAI STEPHENS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, D R MYERS a Notary Public in and for said County and State, the within-named MARY ANN STEPHENS A WIDOW AND 21 YEARS OF AGE AND P. V. STEPHENS AND WIFE, YENO MAI STEPHENS the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And ~~wife of the said~~, having appeared before me privately and apart from husband, the said ~~acknowledged the execution of the said instrument to have been done by~~ freely, voluntary, 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 AUGUST, 1943, ~~to~~
Commission Expires ~~day of~~ APRIL 26, 1945 (Seal.) D. R. MYERS
Notary Public.

U.S.R.S. $1.10
RECD AUGUST 4, 1943 AT 11:17 A.M.
LW

NUMBER 99225
ALBERT O. DENTON AND WIFE, ERA EARL DENTON, TO H. S. SADLER

RECORDED AUGUST 4, 1943

597

Book No. 1238

For and in consideration of the sum of TWENTY-FOUR HUNDRED DOLLARS ($2400.00) DOLLARS PAID AND TO BE PAID AS FOLLOWS:

FIVE HUNDRED-DOLLARS ($500.00) CASH IN HAND TO US PAID BY H. S. SADLER, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER THE SAID H. S. SADLER HAS ASSUMED THE PAYMENT OF A LOAN GIVEN BY ALBERT O. DENTON AND WIFE TO CHARLES F. LOVELL, TRUSTEE OF RECORD IN BOOK 1161, PAGE 53, REGISTER'S OFFICE DAVIDSON COUNTY, TENN. BALANCE BEING FOURTEEN HUNDRED DOLLARS ($1400.00) WITH INTEREST AT 5% PER ANNUM, AS EVIDENCED BY INTEREST NOTES; AND FOR THE BALANCE OF THIS CONSIDERATION THE SAID H. S. SADLER HAS EXECUTED HIS PROMISORY NOTE DATED AUGUST 1ST, 1943 IN THE PRINCIPAL AMOUNT OF FIVE HUNDRED DOLLARS ($500.00) PAYABLE TO THE ORDER OF ALBERT O. DENTON AND WIFE AND DUE ON OR BEFORE JANUARY 1ST, 1944, WITH INTEREST FROM DATE AT 6% PER ANNUM. IT IS AGREED AND UNDERSTOOD THAT THE ABOVE MENTIONED H. S. SADLER ASSUMES PAYMENT OF ALL THE 1943 TAXES;

WE, ALBERT O. DENTON AND WIFE, ERA EARL DENTON HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID H. S. SADLER, HIS 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 LOTS NOS. 6, 7 AND 8 OF BLOCK "M" ON THE REVISED PLAN OF POWER & ROTH'S MADISON PARK SURDIVISION, AS OF RECORD IN BOOK 843, PAGE 7, OF THE REGISTER'S OFFICE FOR SAID COUNTY AND STATE.

SAID LOTS NOS. 6, 7 AND 8 FRONT 50 FEET EACH ON THE EASTERLY SIDE OF LANIER AVENUE AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO ALBERT O. DENTON AND WIFE, ERA EARL DENTON, BY DEED FROM GUARANTY MORTGAGE & LOAN COMPANY, OF RECORD IN BOOK 954, PAGE 94, SAID REGISTER'S OFFICE.

I declare that I am the true and lawful holder of this claim assigned to me by the within instrument with which recorded and I have no interest in the collection thereof. This 30 day of July 1943
Era Earl Denton

DEPUTY REGISTER

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. S. SADLER, HIS, heirs and assigns, forever, and WE do covenant with the said H. S. SADLER 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 MORTGAGE AFOREMENTIONED, PAYMENT OF WHICH IS ASSUMED BY THE SAID H. S. SADLER,

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 H. S. SADLER, HIS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 28TH day of JULY, 1943

ALBERT O. DENTON
ERA EARL DENTON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, M. A. DRAPER a Notary Public in and for said County and State, the within-named ALBERT O. DENTON AND WIFE, ERA EARL DENTON the bargainor S with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And ~~wife of the said~~, having appeared before me privately and apart from husband, the said ~~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.~~

GOODLETTSVILLE,

Witness my hand and official seal at Nashville, Tennessee, this 28TH day of JULY, 1943.
Commission Expires ~~day of~~ 7/10/45, 19 (Seal.) M. A. DRAPER
Notary Public.

U.S.R.S. $1.10
RECD AUGUST 4, 1943 AT 8:15 A.M.
LW