MARSHALL & BRUCE CO. NASHVILLE

Book No. 1248

For and in consideration of the sum of ONE ($1.00) DOLLARS CASH IN HAND PAID TO US BY JAMES BARNEY MCCLENDON AND WIFE, BERTIE WORKMAN MCCLENDON, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL OF WHICH ARE HEREBY ACKNOWLEDGED, WE, G. M. KIRKPATRICK AND WIFE, SUSIE S. KIRKPATRICK HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JAMES BARNEY MCCLENDON AND WIFE, BERTIE WORKMAN MCCLENDON, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY. STATE OF TENNESSEE, BEING IN THE 8TH, FORMERLY THE 12TH, CIVIL DISTRICT OF SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEING LOT NO. 1 ON THE MAP OF THE S. T. DAVIDSON TRACT AS OF RECORD IN PLAN BOOK 2, PAGE 166, CHANCERY COURT AT NASHVILLE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE MIDDLE OF THE CHARLOTTE PIKE 23 FEET WEST OF A BRIDGE; RUNNING THENCE WITH THE MIDDLE OF SAID CHARLOTTE PIKE AS FOLLOWS: SOUTH 71½ DEGREES WEST 19½ POLES, SOUTH 80¾ DEGREES WEST 18 POLES, SOUTH 65 DEGREES WEST 36 POLES, SOUTH 75 DEGREES WEST 8½ POLES; THENCE IN A STRAIGHT LINE NORTH 7¾ DEGREES WEST 126 POLES; MORE OR LESS TO LOW WATER MARK OF CUMBERLAND RIVER; THENCE NORTH 71½ DEGREES EAST, WITH THE LOW WATER MARK OF CUMBERLAND RIVER, 30 POLES, MORE OR LESS, TO A POINT, BEING THE NORTHEAST CORNER OF THE TRACT OF LAND HEREIN CONVEYED; THENCE SOUTH 19¾ DEGREES EAST 15½ POLES, SOUTH 15½ DEGREES EAST 12 POLES TO A HACKBERRY, SOUTH 22½ DEGREES EAST 21 POLES TO AN OAK TREE, SOUTH 26½ DEGREES EAST 21 POLES TO A LEANING MULBERRY, SOUTH 45 DEGREES EAST 16 POLES TO A STAKE, SOUTH 43½ DEGREES EAST 10 POLES TO A STAKE, SOUTH 35½ DEGREES EAST 8 POLES, SOUTH 45½ DEGREES EAST 24 POLES TO THE BEGINNING, CONTAINING 38 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO SAID G. M. KIRKPATRICK AND WIFE, SUSIE S. KIRKPATRICK, BY DEED OF MISS LILLIAN TAYLOR, DATED MAY 25TH, 1938, AND RECORD IN BOOK 1085, PAGE 178 REGISTER'S OFFICE FOR SAID 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 JAMES BARNEY MCCLENDON AND WIFE, BERTIE WORKMAN MCCLENDON THEIR, heirs and assigns, forever, and WE do covenant with the said JAMES BARNEY MCCLENDON AND WIFE, BERTIE WORKMAN MCCLENDON 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 TAXES FOR 1942 WHICH ARE TO BE PRORATED AS OF DATE OF DEED.

And WE, G. M. KIRKPATRICK AND WIFE, SUSIE S. KIRKPATRICK, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said JAMES BARNEY MCCLENDON & WIFE, BERTIE WORKMAN MCCLENDON THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S., this 22ND day of APRIL 1942.

Witness:

G. M. KIRKPATRICK
SUSIE S. KIRKPATRICK

FLORIDA - ~~DAVIDSON~~
STATE OF ~~TENNESSEE, DAVID~~SON COUNTY.

Personally ~~appeared~~ before me, J. W. BRYSON a Notary Public in and for said County and State, the within-named G. M. KIRKPATRICK AND WIFE, SUSIE S. KIRKPATRICK the bargainor, 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~~, LIVE OAK FLORIDA this 6TH day of MAY, 19 42

Commission Expires 3 day of FEBRUARY, 1946 (Seal) J. W. BRYSON
Notary Public.

U.S.R.S. $4.95
REC'D JULY 8, 1942 AT 2;50 P.M.

MARSHALL & BRUCE CO. NASHVILLE

Book No. 1248

For and in consideration of the sum of SEVEN HUNDRED ($700.00) AND NO/100 - - - DOLLARS CASH IN HAND PAID BY BENNIE V. MCLENDON, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE ADELL ANDERSON AND WIFE, NELLIE ANDERSON HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID BENNIE V. MCLENDON, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 51 ON THE PLAN OF L. H. DAVIS' SUBDIVISION OF LOT NO. 41 IN THE CLIFTON PLAN OF LOTS, AS OF RECORD IN BOOK 57, PAGE 100, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 51 FRONTS 50 FEET ON THE EASTERLY SIDE OF 43RD AVENUE NORTH, FORMERLY DOUGLAS AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ADELL ANDERSON BY DEED FROM E. D. JACKSON, TRUSTEE, OF RECORD IN BOOK 1207, PAGE 510, SAID REGISTER'S OFFICE.

TAXES FOR THE YEAR 1942 TO BE PRO-RATED.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said BENNIE V. MCLENDON, HER, heirs and assigns, forever, and WE do covenant with the said BENNIE V. MCLENDON 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 BENNIE V. MCLENDON, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S., this 9TH day of JULY, 1942

Witness:

ADELL ANDERSON
NELLIE ANDERSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E. B. WALTON a Notary Public in and for said County and State, the within-named ADELL ANDERSON AND WIFE, NELLIE ANDERSON 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 9TH day of JULY, 1942
Commission Expires XXXX APRIL 8, 1945 (Seal) E. B. WALTON
Notary Public.

U.S.R.S. $1.10
RECEIVED JULY 9, 1942. 11:55 a.m.