NUMBER 92277 RECORDED FEB 27,1943 WM. DOUGLAS TAYLOR JR ET UX TO CLAUDE WILSON RICHESON ET UX

BROWN BARNHILL & BOOCE CO. NASHVILLE

Book No. 1248

For and in consideration of the sum of ELEVEN HUNDRED ($1100.00) DOLLARS - DOLLARS CASH TO US IN HAND PAID BY CHARLES WILSON RICHESON, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. WE, WILLIAM DOUGLAS TAYLOR, JR. AND WIFE MILDRED TAYLOR, FORMERLY OF DAVIDSON COUNTY, TENNESSEE, BUT NOW LIVING IN DETROIT, MICHIGAN, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CLAUDE WILSON RICHESON, AND WIFE HATTIE ELIZABETH RICHESON 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 2ND, FORMERLY THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, FORMERLY IN RUTHERFORD COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE AUGUST 25, 1936, BY EARLE DRAKE, COUNTY SURVEYOR, DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEGINNING AT A POINT AT THE CENTER OF A PUBLIC ROAD, HILL'S SOUTHWEST CORNER; THENCE WITH THE CENTER OF SAID ROAD, NORTH 85½ DEGREES WEST 800 FEET AND NORTH 82 DEGREES WEST 637 FEET; THENCE LEAVING SAID ROAD, NORTH 9 DEGREES EAST 1000 FEET TO A POINT IN THE CENTER OF OLD HICKORY BOULEVARD; THENCE WITH THE CENTER OF SAID BOULEVARD, NORTH 30½ DEGREES EAST 244 FEET AND NORTH 41 DEGREES EAST 123 FEET TO A POINT IN THE CENTER OF SAID BOULEVARD, BEING WALDREN'S SOUTHWESTERLY CORNER; THENCE WITH THE LINE, SOUTH 30½ DEGREES EAST 335 FEET TO A CEDAR SOUTH 39 3/4 DEGREES EAST 151 FEET TO AN OAK, SOUTH 54½ DEGREES EAST 267 FEET AND SOUTH 80½ DEGREES EAST 319 FEET TO A STONE, THE COMMON CORNER OF SAID WALDREN AND SAID HILL; AND THENCE WITH SAID HILL'S WESTERN BOUNDARY LINE, SOUTH 20 DEGREES EAST 172 FEET TO AN ASH, SOUTH 25½ DEGREES EAST 116 FEET TO OAK AND SOUTH 16 DEGREES EAST 566 FEET TO THE BEGINNING, CONTAINING 27 ACRES, MORE OR LESS.
BEING THE SAME TRACT OF LAND CONVEYED TO ALLEN GRIFFIN AND WIFE SADIE GRIFFIN, BY DEED FROM CLARENCE NIPPER AND WIFE, MARY NIPPER, BY DEED OF RECORD IN BOOK 857, PAGE 144, REGISTER'S OFFICE FOR SAID COUNTY.
AND BEING THE SAME PROPERTY HERETOFORE CONVEYED TO THE SAID WILLIAM DOUGLAS TAYLOR JR., AND WIFE, MILDRED TAYLOR, BY DEED FROM WILLIAM DOUGLAS TAYLOR AND WIFE, OF RECORD IN BOOK 1160 PAGE 655 R.O.D.C.. 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 CLAUDE WILSON RICHESON AND WIFE HATTIE ELIZABETH RICHESON, THEIR heirs and assigns, forever, and WE do covenant with the said CLAUDE WILSON RICHESON AND WIFE HATTIE ELIZABETH RICHESON 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 BY TAXES FOR THE YEAR 1943, WHICH THE PURCHASERS ASSUME AND AGREE TO PAY.

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 CLAUDE WILSON RICHESON AND WIFE, HATTIE ELIZABETH RICHESON heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 19TH day of FEBRUARY 1943.

~~Witness~~

WILLIAM DOUGLAS TAYLOR JR
MILDRED TAYLOR

MICHIGAN

STATE OF TENNESSEE, ~~DAVIDSON~~ COUNTY.

Personally appeared before me, C. DOUGLAS HOME a Notary Public in and for said County and State, the within-named WILLIAM DOUGLAS TAYLOR, JR AND WIFE MILDRED TAYLOR 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 ~~free~~freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

DETROIT, MICHIGAN

Witness my hand and official seal at ~~Nashville, Tennessee~~, this 23RD day of FEBRUARY, 19 43
Commission Expires 10 day of FEB, 19 46 (Seal) C. DOUGLAS HOME
Notary Public.

U.S.R.S.$1.65
REC'D FEB 26,1943 AT 3:27 P.M.
CM

NUMBER 92278 RECORDED FEB 26,1943 G.M. KIRKPATRICK ET UX TO HENRY RANSOM ET UX

BROWN BARNHILL & BOOCE CO. NASHVILLE

Book No. 1248

For and in consideration of the sum of FOUR HUNDRED AND FIFTY ($450.00) ---- DOLLARS PAID AND TO BE PAID BY HENRY RANSOM AND WIFE, MARY RANSOM, AS FOLLOWS:

FOUR HUNDRED ($400.00) DOLLARS PAID IN CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER OF FIFTY ($50.00) DOLLARS, THE SAID HENRY RANSOM AND WIFE, MARY RANSOM, HAVE EXECUTED THEIR ONE PROMISSORY NOTE OF EVEN DATE HEREWITH IN THE SUM OF $50.00, PAYABLE TO G.M. KIRKPATRICK AND SUSIE S. KIRKPATRICK AND FALLING DUE ON OR BEFORE TWO YEARS AFTER DATE, WITH 6% INTEREST FROM DATE, AND PROVIDING FOR PAYMENT OF ATTORNEY FEES, AND TO SECURE THE PAYMENT OF SAID NOTE AND INTEREST AND ATTORNEY FEES, A LIEN IS EXPRESSLY RETAINED ON THE LAND HEREIN CONVEYED,

WE, G.M. KIRKPATRICK AND WIFE, SUSIE S. KIRKPATRICK, HAVE BARGAINED AND SOLD, AND BY THESE PRESNETS DO TRANSFER AND CONVEY UNTO THE SAID HENRY RANSOM AND WIFE, MARY RANSOM, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING ALL OF LOTS NOS.15,16,17,18,19,20,21,22,23 AND 24 OF BLOCK A 1, AND THE MIDDLE FIFTY FEET OF LOTS NOS.9,11,13,15,17 AND 19 OF BLOCK A 2, OF HADLEY BEND CITY SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 421 PAGE 120, IN REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS NOS.15,16,17,18,19,20,21,22,23 AND 24 OF BLOCK A 1 JOIN TOGETHER AND FRONT 25 FEET EACH ON THE WESTERLY SIDE OF UNIVERSITY STREET AND RUN BACK BETWEEN PARALLEL LINES, LOTS 15 TO 20 INCLUSIVE RUNNING BACK 150 FEET TO AN ALLEY, AND LOTS NOS.21 TO 24 INCLUSIVE RUNNING BACK TO HADLEY BEND BOULEVARD.

THE SAID MIDDLE FIFTY FEET OF LOTS NOS.9,11,13,15,17 AND 19 OF BLOCK A 2 COMPRISES A STRIP OF LAND 50 FEET WIDE LYING DIRECTLY NORTH OF AND ADJOINING THE LAND CONVEYED TO SAID HENRY RANSOM AND WIFE, MARY RANSOM, BY DEED OF G.M. KIRKPATRICK AND WIFE, SUSIE S. KIRKPATRICK, DATED OCT.10TH, 1938, AND RECORDED IN BOOK PAGE SAID REGISTER'S OFFICE, AND RUNNING BACK IN PARALLEL LINES 150 FEET TO THE NORTHERLY MARGIN OF SAID LOT NO.9, THE EASTERLY LINE OF SAID MIDDLE PART OF SAID LOTS RUNNING BACK WITH THE WESTERLY LINE OF THE TRACT OF LAND CONVEYED TO JOHN BURROUGH AND WIFE BY DEED OF G.M. KIRKPATRICK AND WIFE, SUSIE S. KIRKPATRICK, DATED AUGUST 12TH, 1938, AND RECORDED IN BOOK PAGE , SAID REGISTER'S OFFICE, AND BEING PART OF THE LAND CONVEYED TO G.M. KIRKPATRICK AND WIFE, SUSIE S. KIRKPATRICK, BY DEED FROM LEE PUCKETT AND WIFE, OF RECORD IN BOOK 1077 PAGE 293, 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 HENRY RANSOM AND WIFE, MARY RANSOM, THEIR heirs and assigns, forever, and WE do covenant with the said HENRY RANSOM AND WIFE, MARY RANSOM, 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, 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 HENRY RANSOM AND WIFE, MARY RANSOM, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S., this 26TH day of MAY 1941.

~~Witness~~

G.M. KIRKPATRICK
SUSIE S. KIRKPATRICK

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J.R. ROBINSON a Notary Public in and for said County and State, the within-named G.M. KIRKPATRICK AND WIFE, SUSIE S. KIRKPATRICK 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 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 26TH day of MAY, 1941
Commission Expires 7TH day of APRIL, 1942. (Seal) J.R. ROBINSON
Notary Public.
U.S.R.S.$.55

REC'D FEB 26,1943 AT 10:46 A.M.
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