BRYAN BARGBALL & BRYAN CO. NASHVILLE

Book No. 1248

For and in consideration of the sum of FIVE & NO/100 ($5.00) - - - - - - - - - - DOLLARS CASH IN HAND PAID BY PHILIP KINNARD AND WIFE, CLIFFIE STEPHENS KINNARD, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATIONS,
WE, E.S. TANNER AND WIFE, LOUISE POLK TANNER, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID PHILIP KINNARD AND WIFE, CLIFFIE STEPHENS KINNARD, THEIR 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 PART OF LOT NO. 14 ON THE MAP OF A.B. MONTGOMERY LANDS, OF RECORD IN PLAN BOOK 1, PAGE 22, OF THE CHANCERY COURT AT NASHVILLE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF STOKES LANE 1555 FEET WEST OF THE WESTERLY MARGIN OF BRIGHTWOOD AVENUE AS SHOWN ON THE PLAN OF BELMONT TERRACE ANNEX NO. 1, OF RECORD IN BOOK 420, PAGE 182, REGISTER'S OFFICE FOR SAID COUNTY, AT THE SOUTHWEST CORNER OF A LOT OWNED BY NINA W. RIZER; THENCE ALONG THE NORTHERLY MARGIN OF STOKES LANE WESTERLY 115 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO MIRIAM K. WEINSTEIN BY DEED FROM W.L. WHITAKER AND WIFE, OF RECORD IN BOOK 1160 PAGE 168, SAID REGISTER'S OFFICE; THENCE ALONG WEINSTEIN'S EASTERLY LINE NORTHERLY 211 FEET TO A POINT, WEINSTEIN'S NORTHEAST CORNER; THENCE EASTERLY 115 FEET TO NINA W. RIZER'S NORTHWEST CORNER; THENCE ALONG RIZER'S WESTERLY LINE SOUTHERLY 206 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO E.S. TANNER AND WIFE, LOUISE POLK TANNER, BY DEED FROM W.L. WHITAKER AND WIFE, OF RECORD IN BOOK 1132, PAGE 124, SAID REGISTER'S OFFICE.

THE ABOVE PROPERTY IS CONVEYED SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 662, PAGE 807, AND BOOK 737, PAGE 547, 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 PHILIP KINNARD AND WIFE, CLIFFIE STEPHENS KINNARD, THEIR, heirs and assigns, forever, and WE do covenant with the said PHILIP KINNARD AND WIFE, CLIFFIE STEPHENS KINNARD 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 1943 WHICH HAVE BEEN PRO RATED AS OF THE DATE OF THIS INSTRUMENT AND PAYMENT ASSUMED BY THE PURCHASERS.

And WE, E.S. TANNER AND WIFE, LOUISE POLK TANNER do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said PHILIP KINNARD AND WIFE, CLIFFIE STEPHENS KINNARD, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S., this 10TH day of AUGUST 1943.

E.S. TANNER
LOUISE POLK TANNER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, B.T. WRIGHT a Notary Public in and for said County and State, the within-named E.S. TANNER AND WIFE, LOUISE POLK TANNER 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 10TH day of AUGUST, 1943.
Commission Expires ~~day of~~ 11-7-45, ~~19~~ (Seal) B.T. WRIGHT
Notary Public.

U.S.R.S.$13.20
REC'D AUG 12, 1943 AT 10:52 A.M.

BRYAN BARGBALL & BRYAN CO. NASHVILLE

Book No. 1248

For and in consideration of the sum of EIGHT THOUSAND SIX HUNDRED AND NO/100 ($8,600.00) DOLLARS CASH IN HAND PAID, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, J.A. CARTWRIGHT, UNMARRIED HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATE T. SHARBER, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 7TH, FORMERLY THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEING LOT NO. 41 IN NOEL'S SUBDIVISION OF WATKINS GROVE, PLAN NOT OF RECORD.

SAID LOT NO. 41 FRONTS 200 FEET ON THE SOUTHERLY SIDE OF WOODMONT AVENUE AND RUNS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY SIDE OF RICHARDS STREET 155 FEET TO THE NORTH LINE OF LOT NO. 42.

BEING THE SAME PROPERTY CONVEYED TO J.A. CARTWRIGHT BY DEED FROM E.E. PEARSON, ET AL, OF RECORD IN BOOK 1109 PAGE 623, 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 KATE T. SHARBER, HER, heirs and assigns, forever, and I do covenant with the said KATE T. SHARBER 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.
EXCEPT TAXES FOR 1943 WHICH HAVE BEEN PRO-RATED AND ASSUMED BY THE GRANTEE.

And I, J.A. CARTWRIGHT, UNMARRIED do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said KATE T. SHARBER, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 12TH day of AUGUST 1943.

J.A. CARTWRIGHT,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JOE W. RIVES a Notary Public in and for said County and State, the within-named J.A. CARTWRIGHT, UNMARRIED 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 acknowledged the execution of the said instrument to have been done by freely XX voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes X herein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of AUGUST, 1943.
Commission Expires 7TH day of JULY, 1947 (Seal) JOE W. RIVES
Notary Public.

U.S.R.S.$9.90
REC'D AUG 12, 1943 AT 2:55 P.M.
CM