Book No. 1261

A

For and in consideration of the sum of - - - - - +$5,250.00) - - - - - - - - - - - - - FIFTY TWO HUNDRED FIFTY AND NO/100 -DOLLARS PAID AND TO BE PAID AS FOLLOWS: TWENTY SEVEN HUNDRED FIFTY ($2,750.00) DOLLARS PAID IN CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND FOR THE REMAINDER OF TWENTY FIVE HUNDRED ($2,500.00) DOLLARS THE GRANTEES HEREIN ASSUME AND AGREE TO PAY, WHEN DUE, THE LAST TEN VENDOR LIEN NOTES, OF A SERIES OF SIXTEEN NOTES, FOR THE PRINCIPAL SUM OF TWO HUNDRED FIFTY ($250.00) DOLLARS EACH, DATED FEBRUARY 5, 1940, AND PAYABLE SEMI-ANNUALLY, WITH INTEREST, MENTIONED IN AND SECURED BY DEED FROM A.W. KETCHUM TO IDA D.TAYLOR ET AL., TRUSTEES, RECORDED IN BOOK 794, PAGE 313, REGISTERS OFFICE DAVIDSON COUNTY, TENNESSEE,

WE, IDA D.TAYLOR AND MERL R.EPPSE, TRUSTEES AND INDIVIDUALLY, OWNERS OF PROPERTY HEREINAFTER DESCRIBED, AS TENANTS IN COMMON, THIS DAY HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID DR. G.S.MEADORS AND WIFE, LEE OLA MEADORS, HIS OR HER, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN 3RD, FORMERLY THE 15TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENN., DESCRIBED ACCORDING TO A SURVEY MADE BY ERLE DRAKE, COUNTY SURVEYOR, OCTOBER 17, 1928, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF THE LEBANON ROAD AT A POINT 350 FEET WEST OF THE WESTERLY MARGIN OF THE RIGHT-OF-WAY OF THE LEWISBURG & NORTHERN RAILROAD, SAID POINT BEING THE SOUTHEAST CORNER OF THE 5.12 ACRE TRACT CONVEYED TO A.F. AND A.M. BY DEED FROM HOUSTON-MCCORD REALTY COMPANY OF RECORD IN BOOK 613, PAGE 460, REGISTERS OFFICE FOR SAID COUNTY; THENCE WITH THE NORTHERLY MARGIN OF SAID ROAD, SOUTH 78 DEGREES WEST 467 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO L.A.BOWMAN BY DEED FROM M.D. JOHNSON, TRUSTEE, OF RECORD IN BOOK 1023, PAGE 592, SAID REGISTERS OFFICE; THENCE WITH SAID BOWMAN'S EASTERLY LINE, NORTH 2½ DEGREES EAST 800 FEET TO SAID BOWMAN'S NORTHEAST CORNER; THENCE WITH HIS NORTHERLY LINE, SOUTH 78 DEGREES WEST 220 FEET TO A FENCE IN THE EASTERLY LINE OF THE CAMPBELL PROPERTY; THENCE WITH SAID FENCE AND CAMPBELL'S EASTERLY LINE, NORTH 2½ DEGREES EAST 1630 FEET TO A STONE; THENCE WITH THE LINE OF AN OLD STONE FENCE, NORTH 85½ DEGREES EAST CROSSING THE RIGHT-OF-WAY OF SAID RAILROAD, 695 FEET TO A POST; THENCE WITH A FENCE SOUTH 3 DEGREES WEST CROSSING SAID RIGHT-OF-WAY 2341 FEET TO THE BEGINNING, CONTAINING 30.43 ACRES, MORE OR LESS, INCLUDING BUT EXCLUDING THEREFROM THE RAILROAD RIGHT-OF-WAY.

BEING THE SAME PROPERTY CONVEYED TO IDA D. TAYLOR AND MERL R.EPPSE, TRUSTEES, BY DEED FROM A.W.KETCHUM OF RECORD IN BOOK 794, PAGE 313, SAID REGISTERS OFFICE, TO WHICH REFERENCE IS MADE.

IT IS UNDERSTOOD AND AGREED THAT THIS CONVEYANCE IS MADE SUBJECT TO THE SEVERAL EASMENTS FOR RIGHT-OF-WAY HERETOFORE GRANTED TO L. & N. RAILROAD, TENNESSEE POWER COMPANY, BRANSFORD REALTY COMPANY (FOR WATER MAIN), CITY OF NASHVILLE, (FOR WATER MAIN), TENNESSEE VALLEY AUTHORITY, (FOR POWER LINE), RECORDED IN BOOK 437, PAGE 145, BOOK 722, PAGE 273, BOOK 1140, PAGE 158, BOOK 1181, PAGE 326 AND BOOK 1174, PAGE 677, OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENN., TO WHICH REFERENCE IS MADE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said DR.G.S.MEADORS AND WIFE, LEE OLA MEADORS, HIS OR HER, THEIR - - - , heirs and assigns, forever, and WE do covenant with the said DR.G.S.MEADORS AND WIFE, LEE OLA MEADORS, 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 (1) BY LIEN OF THE LAST TEN VENDOR LIEN NOTES OF A SERIES OF 16 NOTES, FOR PRINCIPAL SUM OF $250.00 EACH, MENTIONED IN AND SECURED BY LIEN IN THE DEED FROM A.W. KETCHUM TO IDA D.TAYLOR AND MERL R. EPPSE, TRUSTEES, DATED FEBRUARY 15, 1940, RECORDED IN BOOK 794, PAGE 313, REGISTERS OFFICE DAVIDSON COUNTY, TENNESSEE; AND (2) 1943 TAXES, (WHICH HAVE BEEN PRO RATED & SETTLED BETWEEN THE PARTIES), AND HEREIN ASSUMED BY GRANTEES HEREIN.

And WE, IDA D.TAYLOR AND MERL R.EPPSE, TRUSTEES AND INDIVIDUALLY do further covenant and bind OURSELVES, SUCCESSORS AND heirs and representatives, to warrant and forever defend the title to said land to the said DR.G.S.MEADORS AND WIFE, LEE OLA MEADORS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 17TH day of MAY - - - - 1943.

IDA D.TAYLOR
MERL R.EPPSE
TRUSTEES,

IDA D. TAYLOR
MERL R.EPPSE
INDIVIDUALLY,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within-named IDA D.TAYLOR AND MERL R.EPPSE, TRUSTEES AND IDA D. TAYLOR AND MERL R.EPPSE, BOTH INDIVIDUALLY, the bargainorS, 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 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 17 day of MAY, - - - , 1943.

Commission Expires 26 day of APRIL, 1945. (Seal) D.R.MYERS, Notary Public.

U.S.R.S. $3.30.
RECD MAY 17, 1943 AT 2:30 P M

Book No. 1261

AE

For and in consideration of the sum of $3,000.00, THREE THOUSAND AND NO/100THS DOLLARS CASH IN HAND PAID BY BLANTON SMITH AND WIFE, MARGARET W.SMITH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED;

I, J.H.BRITTON, UNMARRIED, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID BLANTON SMITH AND WIFE, MARGARET W.SMITH, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE EASTERLY 60 FEET OF LOT NO.112 ON THE PLAN OF EASTDALE PLACE, AS OF RECORD IN BOOK 547, PAGES 29 AND 30, REGISTERS OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO.112 FRONTS 60 FEET ON THE NORTHERLY SIDE OF RIVERWOOD DRIVE AND RUNS BACK, BETWEEN PARALLEL LINES, 200 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO J.H.BRITTON BY DEED FROM MINNIE L.ALFORD AND HUSBAND, OF RECORD IN BOOK 932, PAGE 370, SAID REGISTERS OFFICE.

THE ABOVE PROPERTY IS CONVEYED SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN DEED FROM COMMERCE UNION BANK, TRUSTEE TO MRS.LOUISE B.CATHCART, TRUSTEE, OF RECORD IN BOOK 692, PAGE 156, REGISTERS OFFICE FOR SAID COUNTY.

THE PURCHASERS HEREIN ASSUME AND AGREE TO PAY THE TAXES ASSESSED AGAINST THE ABOVE PROPERTY FOR THE YEAR 1943.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said BLANTON SMITH AND WIFE, MARGARET W.SMITH, THEIR, heirs and assigns, forever, and I do covenant with the said BLANTON SMITH AND WIFE, MARGARET W.SMITH, 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.

And I, J.H.BRITTON, do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said BLANTON SMITH AND WIFE, MARGARET W.SMITH, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 14TH day of MAY, 1943.

J.H.BRITTON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, G.H.BOOKER, a Notary Public in and for said County and State, the within-named J.H.BRITTON, 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 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 17 day of MAY, 1943.

Commission Expires 6 day of JAN. 1946. (Seal) G.H.BOOKER, Notary Public.

U.S.R.S. $3.45
RECD MAY 17, 1943 AT 3:50 P M