NUMBER 4436 - RECORDED APRIL 14, 1944 ANITA LEWIS FRAZER ET VIR TO MIGNON MELTON CHILES

76303 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1281

For and in consideration of the sum of EIGHT HUNDRED ($800.00) AND NO/100 - DOLLARS CASH IN HAND PAID BY MIGNON MELTON CHILES, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, ANITA LEWIS FRAZER AND HUSBAND, JAMES S. FRAZER HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MIGNON MELTON CHILES, 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.29 ON THE MAP OF A SUBDIVISION OF LOTS NOS.19,20, AND 21, BELLE MEADE SECDON PLAN, AS OF RECORD IN BOOK 421, PAGE 172, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.29 FRONTS 100 FEET ON THE EASTERLY SIDE OF ENGUIRER AVENUE AND RUNS BACK 287 FEET ON THE NORTHERLY LINE, WITH THE SOUTHERLY MARGIN OF IROQUOIS AVENUE, AND 285 FEET 5 INCHES ON THE SOUTHERLY LINE TO THE WESTERLY LINE OF LOTS NOS.1 AND 2, MEASURING 100 FEET THEREON.

BEING PART OF THE PROPERTY CONVEYED TO ANITA LEWIS FRAZER BY DEED FROM STIRTON OMAN AND WIFE, OF RECORD IN BOOK 1082, PAGE 519, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN DEED FROM BELLE MEADE APARTMENT COMPANY TO MARY E. HASTY, OF RECORD IN BOOK 340 PAGE 417, SAID REGISTER'S OFFICE.

TAXES FOR THE YEAR 1944 TO BE PRORATED AS OF DATE OF DEED.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MIGNON MELTON CHILES, HER, heirs and assigns, forever, and WE do covenant with the said MIGNON MELTON CHILES that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

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 MIGNON MELTON CHILES, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 12TH day of APRIL 1944.

~~Witness~~ ANITA LEWIS FRAZER

JAMES S. FRAZER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JOHN D. LYTTON a Notary Public in and for said County and State, the within-named ANITA LEWIS FRAZER AND HUSBAND, JAMES S. FRAZER 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 13TH day of APRIL, 1944.

Commission Expires 8 day of JAN, 1948 (Seal) JOHN D. LYTTON Notary Public.

U.S.R.S.$1.10 NO

REC'D APRIL 13, 1944 AT 3:57 P.M. CM

NUMBER 4411 RECORDED APRIL 14, 1944 MARION SIMS BUQUO ET VIR TO MRS. REBECCA W. MERSHON

76303 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1281

For and in consideration of the sum of $1,500.00 ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS CASH IN HAND PAID, AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, MARION SIMS BUQUO AND HUSBAND H.C. BUQUO HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MRS. REBECCA W. MERSHON 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.6 AND PART OF LOT NO.5 ON THE UNREGISTERED PLAN OF THE SUBDIVISION OF THE HAYSBORO PARK LOT, AS SHOWN ON THE PLAN OF MONTAGUE PARK SUBDIVISION, OF RECORD IN BOOK 421, PAGE 141, REGISTER'S OFFICE FOR SAID COUNTY, ALSO THE WESTERLY 2 FEET OF LOT NO.29 ON THE MAP OF ANDREW JACKSON'S ADDITION TO MONTAGUE PARK SUBDIVISION, AS OF RECORD IN BOOK 547 PAGES 83 AND 84, SAID REGISTER'S OFFICE, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF BEACH AVENUE AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO G. OSCAR STANLEY BY DEED FROM E. CLIFF HANCOCK AND WIFE, OF RECORD IN BOOK 877 PAGE 347, SAID REGISTER'S OFFICE; THENCE WITH THE WESTERLY LINE OF SAID STANLEY PROPERTY SOUTHWARDLY 80 FEET TO SAID STANLEY'S SOUTHWEST CORNER; THENCE WITH STANLEY'S SOUTHERLY LINE EASTWARDLY 90 FEET TO THE WESTERLY LINE OF LOT NO.4 ON SAID UNREGISTERED PLAN; THENCE WITH SAID LINE SOUTHWARDLY 78.2 FEET TO THE NORTHERLY LINE OF LOT NO.29 IN SAID ANDREW JACKSON'S ADDITION; THENCE WITH THE LAST MENTIONED LINE WESTWARDLY 18 FEET; THENCE SOUTHWARDLY 57 FEET, MORE OR LESS TO THE NORTHERLY MARGIN OF INDIAN TRAIL; THENCE WITH SAID TRAILWESTWARDLY 2 FEET TO THE EASTERLY LINE OF LOT NO.28; THENCE WITH SAID LINE NORTHWARDLY 57.7 FEET TO THE SOUTHERLY LINE OF SAID LOT NO.5; THENCE WITH THE SOUTHERLY LINE OF LOTS NOS.5 AND 6 WESTWARDLY 219 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT NO.18 IN SAID ANDREW JACKSON'S ADDITION; THENCE WITH THE EASTERLY LINE OF SAID LOT NO.18 NORTHWARDLY 152 FEET TO THE SOUTHERLY MARGIN OF BEACH AVENUE; THENCE WITH SAID AVENUE, EASTWARDLY 143 FEET, MORE OR LESS, TO THE BEGINNING.

SAID PROPERTY WAS CONVEYED TO MARION SIMS BUQUO BY FOUR DEEDS, TWO FROM E.CLIFF HANCOCK AND WIFE, OF RECORD IN BOOK 898 PAGE 388, AND BOOK 1025 PAGE 172, ONE FROM LENA WALL MCCARY AND HUSBAND OF RECORD IN BOOK 1025 PAGE 170 AND THE OTHER FROM C.W. ALLEN & COMPANY OF RECORD IN BOOK 1151 PAGE 40, SAID REGISTER'S OFFICE.

POSSESSION OF THIS PROPERTY TO BE GIVEN ON OR BEFORE MAY 12, 1944

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MRS. REBECCA W. MERSHON, HER, heirs and assigns, forever, and WE do covenant with the said MRS. REBECCA W. MERSHON that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.
EXCEPT TAXES FOR 1944, WHICH THE PURCHASER ASSUMES.

And WE, MARION SIMS BUQUO AND HUSBAND H.C. BUQUO do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said MRS. REBECCA W. MERSHON, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 12 day of APRIL 1944.

~~Witness~~ MARION SIMS BUQUO
H.C. BUQUO

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LORENE COMBS a Notary Public in and for said County and State, the within-named MARION SIMS BUQUO AND HUSBAND H.C. BUQUO 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 12 day of APRIL, 1944.

Commission Expires 8 day of OCT, 1944 (Seal) LORENE COMBS Notary Public.

U.S.R.S. $5.50

REC'D APRIL 13, 1944 AT 9:14 A.M.

CM