Book No. 1283

For and in consideration of the sum of FIVE & NO/100 ($5.00) - - - - - DOLLARS CASH IN HAND PAID BY M.A. MCRAE AND WIFE, ELSIE LITTLE MCRAE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, H.E. RICHARDSON, JR AND WIFE, SARA LOUISE RICHARDSON HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID M.A. MCRAE AND WIFE, ELSIE LITTLE MCRAE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO.7 OF BLOCK "A" ON THE MAP OF SECTION NO.1, JACKSON PARK, OF RECORD IN BOOK 843, PAGE 17, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.7 FRONTS 60 FEET ON THE NORTHERLY SIDE OF WINDING WAY AND RUNS BACK BETWEEN PARALLEL LINES 186 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO H.E. RICHARDSON, JR AND WIFE, SARA LOUISE RICHARDSON, BY DEED FROM H.G. THOMAS AND WIFE, OF RECORD IN BOOK 1025 PAGE 269, SAID REGISTER'S OFFICE.

THE ABOVE PROPERTY IS CONVEYED SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 869 PAGE 32, 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 M.A. MCRAE AND WIFE, ELSIE LITTLE MCRAE, THEIR heirs and assigns, forever, and WE do covenant with the said M.A. MCRAE AND WIFE, ELSIE LITTLE MCRAE 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, H.E. RICHARDSON, JR AND WIFE, SARA LOUISE RICHARDSON do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said M.A. MCRAE AND WIFE, ELSIE LITTLE MCRAE, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 28TH day of MARCH 1944

Witness: H.E. RICHARDSON JR

SARA LOUISE RICHARDSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, H.DAYTON PHILLIPS a Notary Public in and for said County and State, the within-named H.E. RICHARDSON JR AND WIFE, SARA LOUISE RICHARDSON 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 28 day of MARCH, 1944.

Commission Expires 28 day of OCT, 1944 (Seal) H.DAYTON PHILLIPS Notary Public.

$3.80

APRIL 1944 AT 12:10 P.M.

Book No. 1283

For and in consideration of the sum of OF ONE AND NO/100 ($1.00) DOLLARS CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND SUBJECT TO TWO (2) MORTGAGES TO H. C. PEARSON, TRUSTEE, RECORDED IN BOOK#1216, PAGE #8, AND BOOK #1216, PAGE #111, R. O. D. C., TENNESSEE. J. E. DRAKE, HUSBAND OF CHRISTINE H. DRAKE, H/S BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE SAID WIFE, CHRISTINE H. DRAKE, HER HEIRS AND ASSIGNS HIS ENTIRE UNDIVIDED INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: A TRACT LAND IN THE 5TH, FORMERLY THE 6TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF THE NOLENSVILLE ROAD AT THE SOUTHEAST CORNER OF THE J. C. KING LANDS, IT BEING THE SOUTHWEST CORNER OF THE LANDS OF JOHN B. HILL (OF WHICH THIS LAND IS A PART), AND RUNNING NORTH 60° EAST 1162 FEET TO A STONE; THENCE SOUTH 77½° EAST 396 FEET TO A STONE; THENCE NORTH 3¼° EAST 800 FEET TO A POINT; THENCE NORTH 71½° WEST 700 FEET TO A MULBERRY TREE; THENCE NORTH 27¼° EAST 173 FEET TO A STONE; THENCE NORTH 11° WEST 447 FEET TO A POINT IN THE CENTER OF MILL CREEK; THENCE NORTH 79° EAST AND WITH THE CENTER OF MILL CREEK 76 FEET TO A POINT; THENCE SOUTH 2° WEST 165 FEET TO A POINT; THENCE SOUTH 86½° EAST 2005 FEET TO A POINT; THENCE SOUTH 2-3/4° WEST 1477 FEET TO A STAKE AND A POST; THENCE NORTH 88½° WEST 1378 FEET TO A STONE; THENCE SOUTH 11½° WEST 1594 FEET TO THE CENTER OF THE NOLENSVILLE ROAD; THENCE NORTH 43° WEST, WITH THE CENTER OF SAID ROAD, 1588 FEET TO THE POINT OF BEGINNING CONTAINING 83.84 ACRES, BEING TRACT NO. 1 ON THE MAP OF THE DIVISION OF THE LANDS OF JOHN B. HILL, DECEASED, IN THE 5TH CIVIL DISTRICT OF SAID COUNTY, AS MADE BY EARL DRAKE, COUNTY SURVEYER, ON MARCH 4, 1924.

BEING THE SAME PROPERTY CONVEYED TO CHRISTINE H. DRAKE AND HUSBAND J. E. DRAKE, BY DEED FROM MRS. LAURA P. HILL, ET AL, OF RECORD IN BOOK 549, PAGE 571, 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 WIFE, CHRISTINE H. DRAKE, HER heirs and assigns, forever, and I do covenant with the said WIFE, CHRISTINE H. DRAKE, that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. EXCEPT AS SET OUT ABOVE.

And I, J. E. DRAKE, HUSBAND OF CHRISTINE H. DRAKE, do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said WIFE, CHRISTINE H. DRAKE, HER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 18TH day of MARCH 1944

Witness: J. E. DRAKE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MRS. MARGARET DOYLE, a Notary Public in and for said County and State, the within-named J. E. DRAKE 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~~ X, the said X acknowledged the execution of the said instrument to have been done by freely ~~voluntarily~~ X, 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 18TH day of MARCH, 1944

Commission Expires 10TH day of APRIL, 1946 (Seal) MRS. MARGARET DOYLE Notary Public.

RECEIVED AT 10:02 A.M. MARCH 21, 1944
DG.