JAMES THOMAS ET UX -TO- CHAS. THOMAS, SR.

PRESS MARSHALL & BOONE CO. NASHVILLE

Book No. 1283

For and in consideration of the sum of ONE DOLLAR CASH IN HAND PAID US BY CHARLIE THOMAS, SR., RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND OTHER CONSIDERATIONS HEREINAFTER MENTIONED, THAT IS TO SAY, THE SAID CHARLIE THOMAS, SR., IS TO CULTIVATE THE HEREINAFTER DESCRIBED LANDS AND GIVE US ONE HALF OF ALL CROPS CULTIVATED ON SAID LAND. WE ARE TO FURNISH STOCK AND TOOLS TO CULTIVATE SAID LAND SAID CHARLIE THOMAS, SR., IS TO LIVE ON THE PREMISES AND IN THE EVENT HE MOVES HIS RESIDENCE ELSEWHERE THIS INSTRUMENT BECOMES NULL AND VOID. IT IS FURTHER UNDERSTOOD AND AGREED BY ALL PARTIES CONCERNED THAT WE RESERVE A LIFE ESTATE IN SAID PROPERTY AND AT OUR DEATH SAID PROPERTY BECOMES THE PROPERTY OF CHARLIE THOMAS, SR., IN FEE SIMPLE. ALSO IT IS FURTHER AGREED THAT IF CHARLIE THOMAS, SR. FAILS TO CULTIVATE SAID LAND AS REQUIRED, THEN THIS INSTRUMENT BECOMES NULL AND VOID EXCEPT THE FAILURE TO CULTIVATE SAID LAND IS CAUSED BY SICKNESS, ALSO IN THE EVENT THAT CHARLIE THOMAS, SR. DIES BEFORE WE THE UNDERSIGNED DO THEN SO LONG AS HIS WIFE REMAINS A WIDOW AND CARRIES OUT THE ABOVE CONSIDERATION THIS TRANSACTION REVERTS TO HER AND HER HEIRS. WE, JAMES THOMAS AND WIFE ROSA THOMAS NOW HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CHARLIE THOMAS, SR., AND HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A STONE WEST OF THE H. H. THOMAS GRAVE YARD WM. THOMAS S. E. CORNER BEING THE ORIGINAL S. E. CORNER OF THE ELIZA THOMAS 49 ACRE TRACT OF LAND AND IN THE NORTH LINE OF ROBT. CHAMBLISS LAND; THENCE NO. 88½ W. 18.8 POLES TO A STONE, THIS BEING THE ORIGINAL N. W. COR. OF THE SAID ROBT CHAMBLISS LAND OF WHICH THIS IS A PART; THENCE SO. 2½ W. 82½ POLES TO A STONE 2 BLACK WALNUT PTRS. THENCE NO. 82½ E. 99.44 POLES TO A HICKORY IN THE JONES WEST LINE THENCE NO. 3½ E. 63.49 POLES TO A STONE FORMERLY A WHITE OAK STUMP; SAID ROBT CHAMBLISS N. E. COR. ALSO THE S. E. COR. OF THE H. H. THOMAS LAND OF WHICH THIS IS A PART; CONTINUING N. 4½ E. 53.20 POLES TO A STAKE, EAST OF THE LINE CLAIMED BY W. J. CULWELL; RED OAK 2 CHESTNUTS POPLAR POINTERS BEING WM. THOMAS SO. E. CORNER; THENCE NO. 90°W. PASSING A LARGE POPLAR MARKED FORE AFT AT 8.32 POLES IN ALL 70.92 POLES TO A STAKE IN THE COUNTY ROAD, WM THOMAS INTERIOR COR; THENCE WITH SAID ROAD AND WM. THOMAS LINE SO. 5½ E. 27 POLES TO A STAKE IN SAID ROAD 12 FEET E. OF A LARGE WHITE OAK WM. THOMAS COR. THENCE S65 W. PASSING 20 INCHES NO. OF SAID W. OAK 15 3/5 POLES TO A STAKE WM. THOMAS COR. THENCE S. 2½ W. 18 POLES TO THE BEGINNING, CONTAINING 66 7/8 ACRES MORE OR LESS SEE BOOK 564 PAGE 180, R.O.D.C.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said CHARLIE THOMAS, SR. AND HIS, heirs and assigns, forever, and WE do covenant with the said CHARLIE THOMAS, SR. 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 CHARLIE THOMAS, SR., AND HIS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S., this 20 day of AUGUST 1940

Witness: JAMES THOMAS

ROSA THOMAS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J. L. GILLIAM a Notary Public in and for said County and State, the within-named JAMES THOMAS AND WIFE, ROSA THOMAS the bargainor, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And XX wife of the said XX, having appeared before me privately and apart from XX husband, the said XX 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 26 day of AUG. 1940

Commission Expires 4 day of OCT. 1942 (Seal) J. L. GILLIAM Notary Public.

RECEIVED MAY 3, 1944 AT 1:21 P.M. USRS $2.20 - DG

GEO. W. STEEL -TO- MRS. ALLIE WILLIAMS

PRESS MARSHALL & BOONE CO. NASHVILLE

Book No. 1283

For and in consideration of the sum of FIVE HUNDRED AND NO/100 ($500.00) DOLLARS OF WHICH AMOUNT THE SUM OF ONE HUNDRED DOLLARS ($100.00) HAS BEEN PAID IN CASH BY MRS. ALLIE WILLIAMS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER, FOUR HUNDRED DOLLARS ($400.00), THE SAID MRS. ALLIE WILLIAMS HAS EXECUTED HER FOUR PROMISSORY NOTES, OF EVEN DATE HEREWITH, PAYABLE TO THE ORDER OF GEO. W. STEEL, FOR $100.00 EACH, PAYABLE ON OR BEFORE ONE, TWO, THREE, AND FOUR YEARS RESPECTIVELY AFTER DATE AND BEARING 6% INTEREST PER ANNUM FROM DATE; AND TO SECURE THE PAYMENT OF SAID NOTES A LIEN IS HEREBY RETAINED ON THE PROPERTY HEREIN CONVEYED; I, GEO. W. STEEL, UNMARRIED, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MRS. ALLIE WILLIAMS, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LOCATED IN THE SECOND CIVIL DISTRICT OF SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A LARGE CEDAR, BEING BOB WHITE'S ORIGINAL SOUTHEAST CORNER; THENCE NORTH ONE HUNDRED POLES (100) TO A STAKE WITH TWO CEDAR POINTERS; THENCE WEST THIRTY-FIVE AND ONE HALF (35½) POLES TO A BIG CEDAR; THENCE SOUTH ONE HUNDRED (100) POLES TO A ROCK PILE, WITH A BLACK WALNUT AND HICKORY POINTERS; THENCE EAST THIRTY FIVE (35) POLES TO THE BEGINNING AND CONTAINING TWENTY TWO (22) ACRES AND FIVE (5) POLES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GEO. W. STEEL BY JACOB F. MCKINLEY AND WIFE, NETTIE M. MCKINLEY BY DEED DATED SEPTEMBER 29, 1930, OF RECORD IN BOOK 866, PAGE 281, R.O.D.C., TENNESSEE

THE SAID MRS ALLIE WILLIAMS ASSUMES AND AGREES TO PAY THE TAXES FOR THE YEAR 1940 ON THE PROPERTY HEREIN CONVEYED.

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 6 day of March 1940 Geo. W. Steel

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. ALLIE WILLIAMS HER, heirs and assigns, forever, and I do covenant with the said MRS. ALLIE WILLIAMS 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.

And I GEO. W. STEEL do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said MRS. ALLIE WILLIAMS, HER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 6TH day of MARCH 1940

Witness: GEO. W. STEEL

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W. T. GAITHER a Notary Public in and for said County and State, the within-named GEO. W. STEEL, the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

XXXXX wife of the said XXX, having appeared before me privately and apart from XXX husband, the said XXX 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 6TH day of MARCH, 1940

Commission Expires 10 day of OCT., 1940 (Seal) W. T. GAITHER Notary Public.

U.S.R.S. $.50

RECEIVED MAY 4, 1944 AT 12:35 P.M. DG