76300 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1283

For and in consideration of the sum of FOR A SUFFICIENT CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, W. H. ELAM AND WIFE, EDNA H. ELAM, DO HEREBY TRANSFER AND CONVEY UNTO----HILLSBORO REALTY COMPANY, A TENNESSEE CORPORATION, ITS SUCCESSORS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT NO. 1: BEING THE WESTERLY 2 FEET OF LOT NO. 47 AND THE EASTERLY 50 FEET OF LOT NO. 49 IN MONAIRY'S PLAN OF WEST NASHVILLE LOTS, AS OF RECORD IN BOOK NO.9, PAGES 322 AND 323 OF THE REGISTER'S OFFICE FOR SAID COUNTY, AND IN MINUTE BOOK "O" PAGES 136 AND 137, OF THE CHANCERY COURT OF NASHVILLE.
SAID WESTERLY PART OF LOT NO. 47 AND THE EASTERLY PART OF LOT NO. 49 FRONT TOGETHER 52 FEET ON THE NORTHERLY SIDE OF BROAD STREET AND RUN BACK BETWEEN PARALLEL LINES, 175 FEET TO AN ALLEY.
BEING THE SAME PROPERTY CONVEYED BY DEED FROM W. J. DIEHL, TRUSTEE TO W. H. ELAM, ET US OF RECORD IN BOOK 1281, PAGE 31, R.O.D.C., TENNESSEE.

TRACT NO. 2: BEING PART OF LOT NO. 47 IN MONAIRY'S PLAN OF WEST NASHVILLE, AS OF RECORD IN MINUTE BOOK "O", PAGES 136 AND 137, CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY LINE OF BROAD STREET AT A POINT 2 FEET EASTWARDLY FROM THE SOUTHWEST CORNER OF SAID LOT NO. 47 AND RUNNING EASTWARDLY WITH BROAD STREET 60 FEET; THENCE AT RIGHT ANGLES WITH SAID STREET, NORTHWARDLY ON A LINE PARALLEL WITH AND 38 FEET WESTWARDLY FROM THE EASTERLY LINE OF SAID LOT NO. 47, 175 FEET TO AN ALLEY; THENCE WESTWARDLY WITH THE SOUTHERLY LINE OF SAID ALLEY 60 FEET; THENCE AT RIGHT ANGLES SOUTHWARDLY ON A LINE PARALLEL WITH AND 2 FEET EASTWARDLY FROM THE WESTERLY LINE OF SAID LOT NO. 47, 175 FEET TO THE BEGINNING; AND BEING THE SAME PROPERTY CONVEYED TO W. H. ELAM AND WIFE BY DEED FROM EDWARD SKIPT AND WIFE, OF RECORD IN BOOK 1272, PAGE 503, R.O.D.C., TENNESSEE.
IT IS UNDERSTOOD AND AGREED THAT THE TAXES, INSURANCE AND RENT WILL BE PRORATED AS OF THE DATE OF THIS 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 HILLSBORO REALTY COMPANY, A TENNESSEE CORPORATION, ITS SUCCESSORS, AND ....., heirs and assigns, forever, and WE do covenant with the said HILLSBORO REALTY COMPANY 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, W. H. ELAM AND WIFE, EDNA H. ELAM do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said HILLSBORO REALTY COMPANY, A TENNESSEE CORPORATION, ITS SUCCESSORS heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand, this 15TH day of MAY 1944

Witness: X W. H. ELAM
X EDNA H. ELAM

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARY ELIZABETH CONDITT a Notary Public in and for said County and State, the within-named W. H. ELAM AND WIFE, EDNA H. ELAM

the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

~~Wife~~ XXXXXX wife of the said XXXX, having appeared before me privately and apart from XXXX husband, the said XXXX acknowledged the execution of the said instrument to have been done by XXXX freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed. XXXX

Witness my hand and official seal at Nashville, Tennessee, this 15TH day of MAY, 1944

Commission Expires 8 day of ~~May~~, 1947 (Seal) MARY ELIZABETH CONDITT Notary Public.

RECEIVED MAY 19, 1944 AT 3:44 P.M. - USRS $40.15 - DG

76300 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1283

For and in consideration of the sum of ($2,500.00) TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

CASH IN HAND PAID BY O. F. HICKS AND WIFE, HATTIE HICKS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, C. E.BEAVER AND WIFE, KATIE BEAVER, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID O. F. HICKS AND WIFE HATTIE HICKS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
BEING LOTS 902 NE 904 IN BLOCK 122 OF PLAN NO. 1 OF WEST NASHVILLE WHICH PLAN IS OF RECORD IN BOOK 57, PAGES 74 AND 75, R.O.D.C. TENN.
SAID LOTS JOIN EACH OTHER AND FRONT TOGETHER 60 FEET ON GEORGIA AVENUE AND EXTEND BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.
BEING THE SAME PROPERTY CONVEYED TO C. E. BEAVER AND WIFE, KATIE BEAVER, BY DEED FROM BESSIE LOVELACE AND HUSBAND, H. J. LOVELACE, OF RECORD IN BOOK 634, PAGE 237, REGISTER'S OFFICE FOR DAVIDSON COUNTY, 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 O. F. HICKS AND LEE, HATTIE HICKS, THEIR heirs and assigns, forever, and WE do covenant with the said O. F. HICKS AND ALEE HATTIE HICKS, 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 STATE, COUNTY AND CITY TAXES FOR THE YEAR 1944 WHICH HAVE BEEN ASSUMED BY THE GRANTEES HEREIN.

And WE, C. E. BEAVER AND WIFE, KATIE BEAVER, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said O. F. HICKS AND WIFE, KATIE HICKS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 10TH day of MARCH 1944

Witness: C. E. BEAVER
KATIE BEAVER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, EDWIN E. CARLSON a Notary Public in and for said County and State, the within-named C. E. BEAVER AND WIFE, KATIE BEAVER

the bargainor, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

~~Wife~~ XXXX wife of the said XXXX, having appeared before me privately and apart from XXXX husband, the said XXXX acknowledged the execution of the said instrument to have been done by XXXX freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed. XXXX

Witness my hand and official seal at Nashville, Tennessee, this 10TH day of MARCH, 1944

Commission Expires 10TH day of JULY, 1945 (Seal) EDWIN E. CARLSON Notary Public.

RECEIVED MAY 20, 1944 AT 10:04 A.M. - USRS $2.25 - DG