J. W. NEWLEN AND WIFE, EULA NEWLEN -TO- ALBERT DAVE LARKIN AND WIFE, LILLIE MAI LARKIN

Book No. 1283

For and in consideration of the sum of ($1750.00) SEVENTEEN HUNDRED FIFTY AND NO/100 DOLLARS CASH IN HAND PAID BY ALBERT DAVE LARKIN AND WIFE, LILLIE MAI LARKIN, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.
WE, J. W. NEWLEN AND WIFE, EULA NEWLEN HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ALBERT DAVE LARKIN AND WIFE, LILLIE MAI LARKIN, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:
LAND IN THE 13TH, FORMERLY THE 25TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND FRONTING 350 FEET ON THE EASTERLY MARGIN OF OLD HICKORY BOULEVARD AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:-
BEGINNING AT AN IRON PIPE ON THE NORTHEAST CORNER OF THE INTERSECTION OF OLD HICKORY BOULEVARD AND A PRIVATE LANE LEADING TO THE HOUSE SITUATED ON THE PROPERTY OF GRANTORS, LYING WEST OF OLD HICKORY BOULEVARD AND RUNNING THENCE FROM SAID IRON PIPE ALONG THE EASTERLY MARGIN OF OLD HICKORY BOULEVARD 350 FEET TO A POINT; RUNNING THENCE, AT A RIGHT ANGLES TO OLD HICKORY BOULEVARD, TO THE CENTER OF SULPHUR CREEK; THENCE WITH SAID CREEK AS IT MEANDERS TO THE NORTHERLY MARGIN OF SAID PRIVATE LANE; THENCE WITH THE NORTHERLY MARGIN OF SAID PRIVATE LANE TO THE POINT OF BEGINNING, SHOWING 350 FEET FRONT ON SAID OLD HICKORY BOULEVARD AND 350 FEET MORE OR LESS, ALONG THE CENTER OF SAID CREEK.
BEING THE SAME PROPERTY CONVEYED TO J. W. NEWLEN AND WIFE, EULA NEWLEN BY DEED FROM ROBERT E. HARWELL AND WIFE, OF RECORD IN BOOK 1160, PAGE 596, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
THIS CONVEYANCE IS MADE SUBJECT TO THE LEASE TO H. M. BEARD AS TENANT AND ALL RIGHTS UNDER SAID LEASE, REFERRED TO IN THE DEED FROM ROBERT E. HARWELL AND WIFE, TO J. W. NEWLEN AND WIFE OF RECORD IN BOOK 1160, PAGE 596, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
LEASE FOR OIL AND GAS MADE BY JOHN H. WADDLE AND WIFE TO MCGUIRE DRILLING COMPANY OF RECORD IN BOOK 880, PAGE 253 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR A TERM OF FIVE YEARS, SAID LEASE BEING DATED JULY 13, 1931 AND FOR AS LONG THEREAFTER AS OIL AND GAS, ETC., ARE FOUND IN PAYING QUANTITIES.

TAXES FOR THE YEAR 1944 PRORATED AS OF DATE OF DEED AND ASSUMED BY PURCHASERS.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said ALBERT DAVE LARKIN AND WIFE, LILLIE MAI LARKIN THEIR, heirs and assigns, forever, and WE do covenant with the said ALBERT DAVE LARKIN AND WIFE LILLIE MAI LARKIN 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, J. W. NEWLEN AND WIFE EULA NEWLEN do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said ALBERT DAVE LARKIN AND WIFE LILLIE MAI LARKIN, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 25TH day of JULY 1944.

Witness: J. W. NEWLEN
EULA NEWLEN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, D. R. MYERS a Notary Public in and for said County and State, the within-named J. W. NEWLEN AND WIFE EULA NEWLEN

the bargainor S, 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 XX 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 26TH day of JULY, 1944

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

RECEIVED JULY 26 1944 AT 2:20 P.M. - USRS $2.20 - FC

WALTER SCOTT, ET UX -TO- B. W. MANGRUM, ET UX

Book No. 1283

For and in consideration of the sum of ~~$10.~~ TEN AND NO/100 DOLLARS CASH IN HAND PAID, AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WALTER SCOTT AND WIFE, ANNA SCOTT HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID B. W. MANGRUM AND WIFE, MARJORIE J. MANGRUM 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. 24 ON THE MAP OF THE BRANSFORD REALTY COMPANY'S AMQUI SUBDIVISION, OF RECORD IN BOOK 421, PAGES 38 AND 39, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:
BEGINNING IN THE CENTER OF HIGHLAND CIRCLE AT THE INTERSECTION WITH FANNING DRIVEWAY, BEING THE CORNER OF LOTS NOS. 19 AND 24 ON SAID PLAN; THENCE WITH THE CENTER OF HIGHLAND CIRCLE, IN A SOUTHWESTERLY DIRECTION 598½ FEET TO A POINT OPPOSITE THE NORTHERN MARGIN OF AMQUI ROAD; THENCE WESTERLY 55 FEET TO A POINT ON THE NORTHERLY MARGIN OF SAID ROAD, BEING THE CORNER OF LOTS NOS. 23 AND 24; THENCE NORTH 13½ DEGREES WEST 473 FEET TO THE SOUTH LINE OF SAID LOT NO. 19; THENCE WITH SAID LINE SOUTH 86-3/4 DEGREES EAST 543½ FEET TO THE BEGINNING, CONTAINING 3.59 ACRES, BEING THE SAME MORE OR LESS.
BEING THE SAME PROPERTY CONVEYED TO WALTER SCOTT AND WIFE, ANNA SCOTT, BY DEED FROM L. C. WAKEFIELD AND WIFE, OF RECORD IN BOOK 1273, PAGE 131, 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 B. W. MANGRUM AND WIFE, MARJORIE J. MANGRUM THEIR, heirs and assigns, forever, and WE do covenant with the said B. W. MANGRUM AND WIFE, MARJORIE J. MANGRUM 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 B. W. MANGRUM AND WIFE, ASSUME

And WE, WALTER SCOTT ND WIFE, ANNA SCOTT do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said B. W. MANGRUM AND WIFE, MARJORIE J. MANGRUM, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 22ND day of JULY 1944

Witness: WALTER SCOTT
ANNA SCOTT

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MYRTLE DAVIS a Notary Public in and for said County and State, the within-named WALTER SCOTT AND WIFE ANNA SCOTT

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

XXX 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 XX freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at MADISON, Tennessee, this 22ND day of JULY, 1944

Commission Expires 8 day of OCT., 1945 (Seal) MYRTLE DAVIS
Notary Public.

RECEIVED JULY 26, 1944 AT 1:08 P.M. - USRS $3.85 - FC