Book No. 1284

For and in consideration of the sum of ($5.00) FIVE AND NO/100 DOLLARS CASH IN HAND PAID BY EMMETT E.GILLESPIE AND WIFE, ROBBIE S.GILLESPIE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, ELSIE B. MAXWELL AND HUSBAND, TILLMAN MAXWELL, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID EMMETT E.GILLESPIE AND WIFE, ROBBIE S.GILLESPIE, 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.12 ON THE PLAN OF BRANSFORD REALTY COMPANY'S FOREST HILLS SUBDIVISION OF LOT NO.1 OF THE JAMES BOYD LAND, AS OF RECORD IN BOOK 547, PAGE 140, REGISTERS OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF THE HILLSBORO ROAD AT THE CORNER OF LOTS NOS. 11 AND 12; THENCE WITH THE LINE BETWEEN SAID TWO LOTS 53° 15' W. 1290 FEET TO CORNER OF FENCE; THENCE NORTH 4° EAST 241 FEET TO THE CORNER OF LOTS NOS. 12 AND 13; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTH 53° 15' EAST 1410 FEET TO THE WESTERLY MARGIN OF THE HILLSBORO ROAD; THENCE WITH SAID ROAD, SOUTH 35° 25' WEST 200 FEET TO THE BEGINNING, CONTAINING 6.2 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ELSIE B.MAXWELL BY DEED FROM BRANSFORD REALTY COMPANY OF RECORD IN BOOK 694, PAGE 118, SAID REGISTERS 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 EMMETT E. GILLESPIE AND WIFE, ROBBIE S.GILLESPIE, THEIR heirs and assigns, forever, and WE do covenant with the said EMMETT E.GILLESPIE AND WIFE, ROBBIE S.GILLESPIE, 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 THE YEAR 1944 WHICH THE GRANTEES HEREIN ASSUME AND AGREE TO PAY, THE SAME HAVING BEEN PRORATED AS OF JULY 1, 1944.

And WE, ELSIE B. MAXWELL AND HUSBAND, TILLMAN MAXWELL, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said EMMETT E.GILLESPIE AND WIFE, ROBBIE S.GILLESPIE, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 15TH day of JULY 1944.

ELSIE B.MAXWELL

TILLMAN MAXWELL

STATE OF ~~TENNESSEE, DAVIDSON~~ FLORIDA DADE COUNTY.

Personally appeared before me, LUCY A. SHAFFER a Notary Public in and for said County and State, the within-named ELSIE B. MAXWELL AND HUSBAND, TILLMAN MAXWELL, the bargainors, 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 husband, the said ~~X~~ ~~X~~ acknowledged the execution of the said instrument to have been done by ~~X~~ 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~~ MIAMI BEACH, FLORIDA, this 18TH day of JULY, 19 44.

Commission Expires ~~day of~~ ~~19~~ (Seal.) NOTARY PUBLIC, STATE OF FLORIDA AT LARGE LUCY A.SHAFFER, Notary Public.
MY COMMISSION EXPIRES AUGUST 17, 1947
BONDED BY AMERICAN SURETY CO. OF N.Y.

U.S.R.S. $1.10
RECD JULY 21, 1944 AT 1:50 P M

Book No. 1284

For and in consideration of the sum of TWO THOUSAND ($2,000.00) DOLLARS CASH IN HAND PAID, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I, G.T.TOWNES, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JOSEPH FRANK AND FRANK HIGGINS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

"LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO.61 ON THE PLAN OF RUTHLEDGE'S ADDITION TO SOUTH NASHVILLE, AS OF RECORD IN BOOK 21, PAGE 73, REGISTERS OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHWESTERLY MARGIN OF HERMITAGE AVENUE, FORMERLY FILLMORE STREET OR THE LEBANON PIKE, AT THE CORNER OF LOTS NOS. 61 AND 62; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWESTWARDLY 150 FEET TO THE NORTHEASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY SOUTHEASTWARDLY 25 FEET; THENCE AT RIGHT ANGLES NORTHEASTWARDLY 52 FEET; THENCE AT RIGHT ANGLES SOUTHEASTWARDLY 25 FEET TO THE DIVIDING LINE BETWEEN LOTS NOS. 60 AND 61; THENCE WITH SAID DIVIDING LINE NORTHEASTWARDLY 98 FEET TO THE SOUTHWESTERLY MARGIN OF HERMITAGE AVENUE; THENCE WITH SAID AVENUE NORTHWESTWARDLY 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO G.T.TOWNES BY TWO DEEDS, ONE FROM PETER C. PERRYMAN, ET AL, OF RECORD IN BOOK 735, PAGE 383, AND THE OTHER FROM W.G.TOWNES AND WIFE, OF RECORD IN BOOK 1261, PAGE 78, SAID REGISTERS 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 JOSEPH FRANK AND FRANK HIGGINS, THEIR heirs and assigns, forever, and JOSEPH FRANK AND FRANK HIGGINS do covenant with the said that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is uneneumbered.

And I, G.T.TOWNES, do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said JOSEPH FRANK AND FRANK HIGGINS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 14TH day of JULY 19 44.

G.T.TOWNES

MRS.MARY ELIZABETH TOWNES

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LOUISE DROBISCH, a Notary Public in and for said County and State, the within-named G.T.TOWNES AND WIFE, MARY ELIZABETH TOWNES the bargainors, 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 husband, the said ~~X~~ ~~X~~ acknowledged the execution of the said instrument to have been done by ~~X~~ 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 14TH day of JULY, 1944.

Commission Expires ~~day of~~ 4-7-46 ~~19~~ (Seal.) LOUISE DROBISCH, Notary Public.

U.S.R.S. $2.20.
RECD JULY 21, 1944 AT 3:00 P M