NUMBER 237
RECORDED JAN 21, 1944

WILLIAM C. WAGGONER JR
AND WIFE, ANNIE LAURIE WAGGONER
--TO--
E. BRADFORD AND WIFE, ALMA RUTH BRADFORD

7704 BARRETT & BRIDGE CO. NASHVILLE

Book No. 1285

For and in consideration of the sum of FIVE ($5.00 DOLLARS CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, WILLIAM C. WAGGONER, JR HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID E. BRADFORD AND WIFE, ALMA RUTH BRADFORD, THERI HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNT , STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE MAP OF W. G. THUSS' SUBDIVISION OF THE STUMP PROPERTY, AS OF RECORD IN BOOK 547, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 13 FRONTS 50 FEET ON THE NORTHERLY SIDE OF THE ANTIOCH PIKE FORMERLY THE MILL CREEK VALLEY PIKE, AND RUNS BACK BETWEEN PARALLEL LINES 154 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM C. WAGGONER, JR BY DEED FROM RAGAN GOWER AND WIFE, OF RECORD IN BOOK 1148, PAGE 122 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 E. BRADFORD AND WIFE, ALMA RUTH BRADFORD, THEIR, heirs and assigns, forever, and I do covenant with the said E. BRADFORD AND WIFE, ALMA RUTH BRADFORD 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 BY TAXES FOR THE YEAR 1944 WHICH HAVE BEEN PRO-RATED AND ASSUMED BY THE GRANTEE

And WE, WILLIAM C. WAGGONER, JR AND WIFE ANNIE LAURIE R. WAGGONER do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said E. BRADFORD AND WIFE, ALMA RUTH BRADFORD, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 18 day of JANUARY 19 44

WILLIAM C. WAGGONER JR

ANNIE LAURIE R. WAGGONER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, HOWARD D. DERRICK a Notary Public in and for said County and State, the within-named WILLIAM C. WAGGONER AND WIFE, ANNIE LAURIE R. WAGGONER

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 husband, the said 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 18 day of JANUARY, 1944

Commission Expires 5 day of JAN, 1948 (Seal.) HOWARD D. DERRICK Notary Public.

U.S.R.S. $2.75

REC JAN 20, 1944 AT 11:13 A M
LP

NUMBER 238
RECORDED JAN 21, 1944

MARY ANN SCOTT, A WIDOW
--TO--
MILDRED ELIZABETH MEADOWS

7704 BARRETT & BRIDGE CO. NASHVILLE

Book No. 1285

For and in consideration of the sum of ONE ($1.00) DOLLAR AND LOVE AND AFFECTION, I, MARY ANN SCOTT, A WIDOW, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MILDRED ELIZABETH MEADOWS, HER HEIRS AND ASSIGNS, RESERVING TO MYSELF, HOWEVER, A LIFE ESTATE THEREIN, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTU STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 106 ON THE PLAN OF SUNRISE HEIGHTS ADDITION AS OF RECORD IN BOOK 421, PAGE 2, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 106 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF ELGIN STREET, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY DEED FROM H. C. YOUNG AND WIFE, TO MARY ANN SCOTT OF RECORD IN BOOK 1082, PAGE 635, SAID REGISTER'S OFFICE.

GRANTOR HEREBY EXPRESSLY RESERVES TO HERSELF A LIFE ESTATE IN AND TO THE ABOVE LAND FOR AND DURING HER NATURAL LIFE, AND THE GRANTEE, MILDRED ELIZABETH MEADOWS, DOES EXPRESSLY AGREE TO PAY ALL TAXES AGAINST THE SAME NOW OWING OR TO ACCRUE DURING THE NATURAL LIFE OF GRANTOR AND TO MAKE NECESSARY REPAIRS THEREON, DURING SAID TIME, BUT THIS OBLIGATION TO PAY TAXES AND MAKE NECESSARY REPAIRS WILL TERMINATE BEFORE THE END OF SAID LIFE ESTATE SHOULD THE SAID MARY ANN SCOTT CONVEY AWAY SAID LIFE ESTATE OR REMOVE FROM SAID PREMISES.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MILDRED ELIZABETH MEADOWS, HER BUT SUBJECT, HOWEVER TO SAID LIFE ESTATE HERETOFORE ENTIONED. heirs and assigns, forever, and I do covenant with the said MILDRED ELIZABETH MEADOWS 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 BY SAID LIFE ESTATE HERETOFORE MENTIONED.

And I, MARY ANN SCOTT do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said MILDRED ELIZABETH MEADOWS, HER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 18TH day of JANUARY 19 44

MARY ANN SCOTT

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, RUTH F. WILLIAMS a Notary Public in and for said County and State, the within-named MARY ANN SCOTT, A WIDOW

the bargainor, with whom I am personally acquainted, and who acknowledged that SHE 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 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 18TH day of JANUARY, 1945

Commission Expires 22 day of OCT, 1947 (Seal.) RUTH F. WILLIAMS Notary Public.

REC JAN 20, 1944 AT 10:31 A M
LP