NUMBER 5657
RECORDED MAY 10, 1944

SARAH JANE KENNEDY STRINGFELLOW ET AL
LELAND J. DUGGER ET UX

7004 BARRETT & BRIDGE CO. NASHVILLE

Book No. 1285

For and in consideration of the sum of THREE THOUSAND ($3,000.00) AND NO/100 DOLLARS CASH IN HAND PAID BY LELAND J. DUGGER AND WIFE, NAN DUGGER, THE RECEIPT OF — WHICH IS HEREBY ACKNOWLEDGED, WE SARAH JANE KENNEDY STRINGFELLOW, A WIDOW, AND SADIE M. KENNEDY, AND WILLIE B. KENNEDY HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID LELAND J. DUGGER AND WIFE, NAN DUGGER THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

FIRST TRACT: A TRACT OF LAND IN THE 8TH CIVIL DISTRICT OF SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE APRIL 5, 1944, BY E. R. SOUTHGATE, SURVEYOR, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE CENTER OF OLD RIVER ROAD, RUNNING THENCE NORTH 2° EAST 277.86 FEET WITH A FENCE TO A POST; THENCE NORTH 87° WEST 99 FEET TO A STAKE; THENCE NORTH 87° WEST 313 FEET TO A POST; THENCE SOUTH 15° WEST 181 FEET TO A POST IN THE NORTHERLY MARGIN OF NEW RIVER ROAD; THENCE WITH THE NORTHERLY MARGIN OF SAID ROAD, SOUTH 65½° EAST 293.3 FEET TO A POINT; THENCE EAST 45.5 FEET TO AN IRON PIN; THENCE SOUTH 87° EAST 104.25 FEET TO AN IRON PIN, THE POINT OF BEGINNING, CONTAINING 2½ ACRES, MORE OR LESS.

SECOND TRACT: BEING A V-SHAPED LOT LYING BETWEEN OLD RIVER ROAD AND THE NEW RIVER ROAD, BEGINNING AT A POINT 18 FEET SOUTH OF AN IRON PIN, SAID IRON PIN BEING LOCATED IN THE CENTER OF THE OLD RIVER RO AD; RUNNING THENCE WITH THE SOUTH MARGIN OF THE OLD RIVER ROAD, WESTWARDLY 110 FEET TO A POINT WHERE THE OLD RIVER ROAD INTERSECTS THE NEW RIVER ROAD; THENCE WITH THE NORTH MARGIN OF SAID NEW RIVER ROAD, EASTWARDLY 123 FEET TO A POINT; THENCE NORTHWARDLY 40 FEET TO THE SOUTH MARGIN OF THE OLD RIVER ROAD, THE POINT OF BEGINNING.

THIRD TRACT: BEING A V-SHAPED LOT LYING SOUTH OF THE NEW RIVER ROAD AND NORTH OF THE OLD RIVER ROAD, BEGINNING AT A POINT IN THE CENTER OF THE OLD RIVER ROAD, RUNNING THENCE NORTHWARDLY AND PARALLEL WITH A FENCE, 46 FEET TO THE SOUTH MARGIN OF THE NEW RIVER ROAD; THENCE WITH SOUTH MARGIN OF SAID ROAD, EASTWARDLY 126 FEET TO A POINT WHERE THE NEW RIVER ROAD INTERSECTS THE CENTER LINE OF THE OLD RIVER ROAD; THENCE WITH CENTER LINE OF SAID OLD RIVER ROAD, WESTWARDLY 126.6 FEET TO THE POINT OF BEGINNING.

TITLE TO SAID PROPERTY IS VESTED IN THE ABOVE NAMED GRANTORS BY DESCENT FROM WILLIAM KENNEDY, DECEASED, AND BY DEED FROM A. J. KENNEDY AND WIFE, TO WILLIE B. KENNEDY OF RECORD IN BOOK 821, PAGE 427; AND DEED FROM ELEY SAWYERS AND WIFE, TO WILLIE B. KENNEDY, OF RECORD IN BOOK 898, PAGE 710, REGISTER'S OFFICE FOR SAID COUNTY.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said LELAND J. DUGGER AND WIFE, NAN DUGGER, THEIR, heirs and assigns, forever, and WE do covenant with the said LELAND J. DUGGER AND WIFE, NAN DUGGER 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 LELAND J. DUGGER AND WIFE, NAN DUGGER, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 5TH day of MAY 19 44

SARAH JANE KENNEDY STRINGFELLOW
SADIE M. KENNEDY
WILLIE B. KENNEDY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, F. R. PEGRAM a Notary Public in and for said County and State, the within-named SARAH JANE KENNEDY STRINGFELLOW, A WIDOW AND SADIE M. KENNEDY AND WILLIE B. KENNEDY the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And ___ wife of the said ___, having appeared before me privately and apart from ___ husband, the said ___ 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 8TH day of MAY, 19 44

Commission Expires 11 day of APRIL, 19 48 (Seal.) F. R. PEGRAM
Notary Public.

U.S.R.S. $3.30
REC MAY 9, 1944 AT 8:32 A M
LP

NUMBER 5658
RECORDED MAY 10, 1944

J. O. CROCKETT & WIFE
LUCILE CROCKETT
--TO--
O. T. DICKENS

7004 BARRETT & BRIDGE CO. NASHVILLE

Book No. 1285

For and in consideration of the sum of ONE HUNDRED SEVENTY FIVE & NO/100 ($175.00) DOLLARS CASH IN HAND PAID BY O. T. DICKENS, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED IN FULL.

WE, J. O. CROCKETT AND WIFE, LUCILE CROCKETT, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID O. T. DICKENS, HIS HEIRS AND ASSIGNS, A CERTAIN TRACTOR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE NORTHERLY 30 FEET OF LOT NO. 8 IN W. S. LORD'S PLAN OF LOTS, WHICH PLAN IS OF RECORD IN MINUTE BOOK "C" PAGE 223, OF THE CHANCERY COURT AT NASHVILLE, TENNESSEE. SAID PART OF LOT NO. 8 FRONTS 30 FEET ON THE WEST SIDE OF ELMWOOD STREET IN EAST NASHVILLE AND RUNS BACK WESTERLY BETWEEN PARALLEL LINES 140 FEET MORE OR LESS TO A LINE.

BEING THE SAME PROPERTY CONVEYED TO J. O. CROCKETT AND WIFE, LUCILE CROCKETT BY DEED FROM MRS. VERDIE HENDRIX AN UNMARRIED WOMAN, ON OCT 10TH 1929 WHICH DEED IS OF RECORD IN BOOK NO. 854, PAGE #63.

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. T. DICKENS, HIS, heirs and assigns, forever, and WE do covenant with the said O. T. DICKENS 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. O. CROCKETT AND WIFE, LUCILE CROCKETT do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said O. T. DICKENS, HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 13TH day of APRIL 19 44

J. O. CROCKETT
LUCILE CROCKETT

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, OLIVER M. GRACE a Notary Public in and for said County and State, the within-named J. O. CROCKETT, AND LUCILE CROCKETT the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And ___ wife of the said ___, having appeared before me privately and apart from ___ husband, the said ___ 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 13TH day of APRIL, 19 44

Commission Expires 8TH day of OCT, 19 44 (Seal.) OLIVER M. GRACE
Notary Public.

U.S.R.S. $0.55
REC MAY 9, 1944 AT 9:15 A M
LP