Book No. 1285

For and in consideration of the sum of [illegible] DOLLAR AND THE LOVE AND AFFECTION I HAVE FOR MY WIFE, MARGARET JOHNSON, I HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MARGARET JOHNSON FOR HER NATURAL LIFE A LIFE ESTATE IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 233, ON MAP OF MAPLEWOOD HEIGHTS SECOND SUBDIVISION, AS OF RECORD IN BOOK 347, PAGES 103-104 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO.233 FRONTS 100 FEET ON THE WESTERLY SIDE OF HUTSON AVENUE, AND EXTENDS BACK BETWEEN PARALLEL LINES 300 FEET TO A DEAD LINE.

BEING PART OF THE PROPERTY CONVEYED TO AMERICAN NATIONAL BANK OF NASHVILLE BY DEED OF J. C. WILKERSON, SUBSTITUTE TRUSTEE, OF RECORD IN BOOK 1038, PAGE 309, R.O.D.C. TENN.AND BEING THE SAMEPROPERTY CONVEYED BY DEED FROM THE SAID AMERICAN NATIONAL BANK OF NASHVILLE, TO H. M. JOHNSON AND WIFE, MARGARET JOHNSON, WHICH SAID DEED IS OF RECORD IN BOOK NO. 1081 PAGE 166, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

NOTE:

IT IS UNDERSTOOD THAT THIS CONVEYANCE CONVEYS AN ESTATE FOR LIFE ONLY, AND ON THE DEATH OF THE SAID MARGARET JOHNSON THE SAID H. M. JOHNSON BECOMES THE OWNER IN FEEOF THE WHOLE OF SAID REALERSTATE HEREIN SET OUT AND DESCRIBED, IT IS THE PURPOSE OF THIS DEED TO CONVEY THE INTEREST OF THE SAID H. M. JOHNSON TO THE SAID MARGARET JOHNSON, FOR HER NATURAL LIFE AND AT HER DEATH TO THE SAID H. M. JOHNSON SHOULD HE SURVIVE HIM THAN SHE BECOMES THE OWNER OF THE FEE SIMPLE TITLE TO THE WHOLE PROPERTY; BUT AT ANY TIME DURIN THE LIFETIME OF THE MARGARET JOHNSON SHE MAY SELL, TRANSFER, CONVEY AND MRTGAGE OR OTHERWISE DISPOSE OF THIS PROPERTY WHEN EVER SHE SEES FIT OR TRADE FOR OTHER PROPERTY.

INTEREST FOR HER NATURAL LIFEIN

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MARGARET JOHNSON, HER, heirs and assigns, forever, and I do covenant with the said MARGARET JOHNSON INTEREST IN 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.

And I do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said MARGARET JOHNSON, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 10TH day of AUGUST 19 44

H. M. JOHNSON

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 H. M. JOHNSON the bargainor, with whom I am personally acquainted, and who acknowledged that HE 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 10TH day of AUGUST, 19 44

Commission Expires 5TH day of OCT, 19 44 (Seal.) OLIVER M. GRACE Notary Public.

REG AUGUST 11, 194 AT 1:15 P M

LP

Book No. 1285

For and in consideration of the sum of [illegible] DOLLARS AND OTHER VALUABLE CONSIDERATION, PAID BY N. L. RAMSEY AND WIFE, ODIE M. RAMSEY THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. THE PURCHASER ASSUMES AND AGREES TO PAY 1944 TAXES ON THEPROPE TY HEREIN CONVEYED, WHICH HAVE BEEN PRORATED.

WE, N. L. LOCKHART AND WIFE, BEATRICE LOCKHART HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID N. L. RAMSEY AND WIFE, ODIE M. RAMSEY, 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. 85 IN BLOCK 8, DIVISION "B2" ON THE PLAN OF THE MURPHY LAND COMPANY'S PROPERTY. A PLAN OF SAID PROPERTY IS OF RECORD IN BOOK NO. 161, PAGE 126, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SHOWS THE SAME DIVIDED INTO BLOCKS BUT DOES NOT SHOW THE BLOCKS SUBDIVIDED INTO SMALL LOTS.

ACCORDING TO A PRINTED COPY OF AN UNREGISTERED PLAN SUBDIVIDING SAID BLOCKS INTO SMALL LOTS, SAID LOT NO. 85 FRONTS 50 FEET ON THE NORTHERLY SIDE OF PATTERSON STREET AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY, THE WESTERLY LINE OF SAID LOT BEING 50 FEET EASTERLY FROM THE EASTERLY MARGIN OF 20TH AVENUE NORTH.

AND BEING THE SAME PROPERTY CONVEYED TO THE SAID BEATRICE LOCKHART, BY EUGENE PHILLIPS, TRUSTEE, AS OF RECORD IN BOOK NO. 943, PAGE 441, OF THE 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 N. L. RAMSEY AND WIFE, ODIE M. RAMSEY, THEIR, heirs and assigns, forever, and WE do covenant with the said N. L. RAMSEY AND WIFE, ODIE M. RAMSEY 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, N. L. LOCKHART & BEATRICE LOCKHART do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said N. L. RAMSEY AND WIFE, ODIE M. RAMSEY, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 2 TH day of JULY 19 44

N. L. LOCKHART

BEATRICE LOCKHART

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, D. B. TUCKER a Notary Public in and for said County and State, the within-named N. L. LOCKHART AND WIFE, BEATRICE LOCKHART 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 1 25 day of JULY, 19 44

Commission Expires day of, 19 (Seal.) D. B. TUCKER Notary Public.