NUMBER 17824 RECORDED DEC 19, 1944 E.C. SCRUGGS JR ET UX TO BEN WORD

7003 MARSHALL & BRUCE-NASHVILLE

Book No. 1286

For and in consideration of the sum of $100.00 ONE HUNDRED & 00/100 - - - - - -DOLLARS

CASH IN HAND TO US PAID BY BEN WORD

WE, E.C. SCRUGGS JR AND WIFE ANNIE M.SCRUGGS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID BEN WORD, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT 98 KATIE ST. J.B. HANEY'S CUMBERLAND HEIGHTS AS OF RECORDED IN BOOK 57 PAGE 170 REGISTERS OFFICE DAVIDSON COUNTY,TENN, AND BEING A PART OF THE SAME PROPERTY CONVEYED TO US BY DEED FROM E.C. SCRUGGS AND WIFE, ELIZABETH S.SCRUGGS AS RECORDED IN BOOK 1031 PAGE 648 REGISTER'S OFFICE DAVIDSON COUNTY,TENNESSEE. SAID LOT FRONTS 43 FEET ON THE WESTERLY SIDE OF KATIE ST AND RUNS BACK WESTERLY 110 FEET ON THE SOUTHERLY SIDE AND APPROXIMATELY 125 FEET ON THE NORTHERLY SIDE FOLLOWING THE RIGHT OF WAY OF WEEKELY AVE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said BEN WORD, HIS, heirs and assigns, forever, and WE do covenant with the said BEN WORD 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 E.C. SCRUGGS JR & WIFE ANNIE M.SCRUGGS do further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said land to the said BEN WORD HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 16TH day of SEPTEMBER, 1943.

E.C. SCRUGGS, JR

ANNIE M. SCRUGGS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LOUISE V. STEPHENS a Notary Public in and for said County and State, the within-named E.C. SCRUGGS JR & WIFE ANNIE M.SCRUGGS 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, having appeared before me privately and apart from husband, the said X 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 18TH day of SEPTEMBER, 1943.

Commission Expires 14 day of OCT, 1943 (Seal.) LOUISE V. STEPHENS Notary Public.

REC&D DEC 18, 1944 AT 12:32 P.M

CM

7003 MARSHALL & BRUCE-NASHVILLE

Book No. 1286

For and in consideration of the sum of NINE HUNDRED SEVENTY-FAVE ($975.00) AND NO/100 DOLLARS PAID AND TO BE PAID BY JESSE P.NIGHTINGALE AND WIFE ABIGAIL C. NIGHTINGALE, AS FOLLOWS: $400.00 CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED; AND FOR THE REMAINDER THE SAID JESSE P.NIGHTINGALE AND WIFE ABIGAIL C.NIGHTINGALE, HAVE EXECUTED THEIR 29 JOINT PROMISSORY NOTES, OF EVEN DATE HEREWITH, THE FIRST 28 BEING FOR $20.00 EACH AND THE LAST OR 29TH BEING FOR $15.00, THE FIRST NOTE FALLING DUE JANUARY 25, 1945,AND THE OTHERS MONTHLY THEREAFTER, RESPECTIVELY, AND PAYABLE TO THE ORDER OF CHESTER MAXWELL. NONE OF SAID NOTES BEAR INTEREST UNTIL AFTER MATURITY.

A LIEN IS HEREBY EXPRESSLY RETAINED ON THE LAND HEREIN CONVEYED TO SECURE THE PAYMENT OF SAID NOTES AND INTEREST.

WE, CHESTER MAXWELL AND WIFE FLORA MAXWELL HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JESSE P.NIGHTINGALE AND WIFE ABIGAIL C.NIGHTINGALE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A TRACT OF LAND IN THE 5TH, FORMERLY THE 7TH, CIVIL DISTRICT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF THE NOLENSVILLE PIKE, AT A STAKE IN THE SOUTHWEST CORNER OF PROPERTY OWNED BY ROBERT TAYLOR; THENCE WITH TAYLOR'S SOUTH LINE, NORTH 89 DEGREES EAST 200 FEET; THENCE SOUTH 1 DEGREE EAST 75 FEET TO A POINT; THENCE WESTWARDLY 200 FEET TO THE EASTERLY MARGIN OF THE NOLENSVILLE PIKE; THENCE WITH THE EASTERLY MARGIN OF SAID PIKE, NORTHWARDLY 75 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO CHESTER MAXWELL AND WIFE FLORA MAXWELL, BY DEED FROM B.L.OAKLEY AND WIFE OF RECORD IN BOOK 1227, PAGE 136, REGISTERS OFFICE FOR SAID COUNTY.

AND IN CONSIDERATION OF $1.00 IN HAND PAID, THE UNDERSIGNED, B.L.OAKLEY, JOINS IN THIS INSTRUMENT FOR THE FOLLOWING PURPOSES AND NONE OTHER, THAT IS TO SAY THAT HE HEREBY DECLARES THAT HE IS THE TRUE AND LAWFUL HOLDER AND OWNER OF THAT CERTAIN SERIES OF FOURTEEN NOTES DATED JANUARY 28, 1942, FULLY DESCRIBED IN AND SECURED BY A VENDOR'S LIEN RETAINED IN DEED FROM B.L.OAKLEY AND WIFE TO CHESTER MAXWELL AND WIFE OF RECORD IN BOOK 1227, PAGE 136, OF THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND DOES HEREBY RELEASE AND DISCHARGE THE LIEN THEREOF AS TO THE LAND HEREIN CONVEYED BUT NO FURTHER OT OTHERWISE.

I declare that I have compared the within instrument with the statement of the lien to Secure Note recorded, and find the same in full. This Dec 16 1944 Chester Maxwell

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JESSE P.NIGHTINGALE AND WIFE ABIGAIL C.NIGHTINGALE, THEIR, heirs and assigns, forever, and WE do covenant with the said JESSE P.NIGHTINGALE AND WIFE ABIGAIL C. NIGHTINGALE 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 CURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said JESSE P.NIGHTINGALE AND WIFE ABIGAIL C.NIGHTINGALE, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 28TH day of NOVEMBER, 1944.

X CHESTER MAXWELL

X FLORA MAXWELL

B.L.OAKLEY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, GROVER C. WHITE a Notary Public in and for said County and State, the within-named CHESTER MAXWELL AND WIFE FLORA MAXWELL the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Attest And X wife of the said, having appeared before me privately and apart from husband, the said X 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 2 day of DEC., 1944.

Commission Expires 9 day of APR. 1945. (Seal.) GROVER C.WHITE Notary Public.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, E.B.WALTON, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED B.L.OAKLEY THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 9 DAY OF DEC.,1944.

(SEAL) E.B.WALTON,
NOTARY PUBLIC.

COMMISSION EXPIRES APR. 8, 1945.

U.S.R.S. $1.10
RECD DEC. 16, 1944 AT 10:10 A.M.