77025 MARSHALL & BRUCE-NASHVILLE

Book No. 1286

For and in consideration of the sum of FIVE DOLLARS ($5.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LINK-LYON, INC., A TENNESSEE CORPORATION (FORMERLY LYON, INC.) HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE SAID JOHN W. MCDOUGALL AND ELIZABETH W. MCDOUGALL, PARTNERS DOING BUSINESS UNDER THE TRADE NAME OF JOHN W. MCDOUGALL COMPANY, IN NASHVILLE, TENNESSEE, 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 THE EASTERLY HALF OF AN ALLEY LYING EAST OF AND ADJOINING BLOCKS NOS. 15 AND 17, PLAN NO.1, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGES 74 AND 75, REGISTERS OFFICE FOR SAID COUNTY, TWO UNNUMBERED BLOCKS IMMEDIATELY EAST OF SAID ALLEY AND THE ALLEY BETWEEN SAID UNNUMBERED BLOCKS, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF 41ST AVENUE NORTH, FORMERLY BASS STREET, AND INDIANA AVENUE; THENCE WITH THE SOUTHERLY MARGIN OF INDIANA AVENUE, WESTWARDLY 172 FEET, MORE OR LESS, TO THE CENTER OF AN ALLEY; THENCE WITH THE CENTER OF SAID ALLEY, SOUTHWARDLY 325 FEET TO THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO F.H. CROW ET AL BY DEED FROM N.C.LYON AND WIFE, OF RECORD IN BOOK 805, PAGE 199, SAID REGISTERS OFFICE; THENCE WITH SAID LINE, EASTWARDLY 142.5 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF 41ST AVENUE NORTH; THENCE WITH SAID AVENUE, NORTHWARDLY 327.4 FEET, MORE OR LESS, TO THE BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO LYON, INC., NOW LINK-LYON, INC., BY DEED FROM N.C.LYON AND WIFE, OF RECORD IN BOOK 892, PAGE 766, SAID REGISTERS OFFICE.

THE ABOVE PROPERTY IS SUBJECT TO AN EASEMENT FOR A RIGHT OF WAY OF THE N.C. & ST.L. RAILWAY AND ANY SPUR TRACK CONNECTED THEREWITH WHICH MAY SERVE THIS OR THE ADJOINING PROPERTY.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JOHN W. MCDOUGAL AND ELIZABETH W. MCDOUGAL, THEIR heirs and assigns, forever, and LINK-LYON, INC., DOES COVENANT ~~do covenant~~ with the said JOHN W. MCDOUGAL AND ELIZABETH W. MCDOUGAL that IT IS lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered

And LINK-LYON, INC. DOES ~~do~~ further covenant and bind ITSELF, ITS SUCCESSORS AND ASSIGNS ~~heirs and representatives~~, to warrant and forever defend the title to said land to the said JOHN W.MCDOUGAL AND ELIZABETH W. MCDOUGAL, THEIR heirs and assigns, against the lawful claims of all persons whomsoever. IN WITNESS WHEREOF LINK-LYON, INC. HAS CAUSED THIS INSTRUMENT TO BE EXECUTED IN ITS CORPORATE NAME BY ITS DULY AUTHORIZED OFFICERS, SAID CORPORATION HAVING NO SEAL, THIS 8 DAY OF DECEMBER, 1944.

Witness ~~my~~ hand, this ~~day of~~

LINK-LYON, INC.

ATTEST: K.O.BLACKBURN, SECRETARY. BY J.C.SCHUTT, PRESIDENT

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ~~a~~ a Notary Public in and for said County and State, the within-named ~~bargainor~~, with whom I am personally acquainted, and who acknowledged that ~~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 ~~day of~~, 19~~.~~

Commission Expires ~~day of~~, 19~~.~~ (Seal.)

Notary Public.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, J.G.SANDERS, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, J.C.SCHUTT AND K.O.BLACKBURN, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON OATH ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF LINK-LYON, INC., A CORPORATION, THE WITHIN NAMED BARGAINOR, AND THAT THEY AS SUCH PRESIDENT AND SECRETARY, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION THERETO BY J.C. SCHUTT AS PRESIDENT AND ATTESTING THE SAME BY K.O.BLACKBURN, AS SECRETARY.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ON THIS 8 DAY OF DECEMBER, 1944.

(SEAL) J.G.SANDERS,
NOTARY PUBLIC

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES APR. 8, 1946.

U.S.R.S. $9.90
RECD JAN. 6, 1945 AT 1:58 P M

77025 MARSHALL & BRUCE-NASHVILLE

Book No. 1286

For and in consideration of the sum of SIX THOUSAND AND NO/100 ($6000.00) - - - - - DOLLARS OF WHICH FOUR HUNDRED AND NO/100 ($400.00) DOLLARS, HAS BEEN PAID IN CASH BY FRANCIS AND LUSKY CO. INC. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER FIFTY SIX HUNDRED DOLLARS ($5600.00), THE SAID FRANCIS AND LUSKY CO. INC HAVE EXECUTED ONE JOINT PRINCIPAL PROMISSORY NOTE OF EVEN DATE HEREWITH IN THE PRINCIPAL SUM OF $5600.00, PAYABLE MONTHLY IN INSTALLMENT OF $100.00 EACH, AND SECURED BY LIEN ON THE HEREINAFTER DESCRIBED PROPERTY,
WE, MAURICE I. LUSKY AND WIFE, FRANCES B. LUSKY HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID FRANCIS AND LUSKY, CO., INC. THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
TRACT 1 BEGINNING ON THE WEST SIDE OF AN ALLEY ON LEA AVENUE, IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AT A POINT 200 FEET EAST OF PALMER PLACE OR GOWDY STREET EXTENDED; THENCE SOUTHWARD WITH THE WEST MARGIN OF SAID ALLEY 80 FEET; THENCE WESTWARD, PARALLEL WITH LEA AVENUE, 30 FEET TO A POINT; THENCE NORTHWARDLY 80FEET TO LEA AVENUE; THENCE EASTWARD, WITH THE SOUTH MARGIN OF LEA AVENUE, 30 FEET TO THE BEGINNING, AND BEING A PART OF THE SAME PROPERTY THAT WAS CONVEYED TO JENNIE LUSKY, (WRITTEN MRS. JENNIE LUSKY) BY DEED RECORDED IN BOOK NO.497 PAGE 40, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
TRACT 2. BEING A PART OF THE SUBDIVISION OF THE WOODFORD PROPERTY, LYING ON THE SOUTH SIDE OF LEA AVENUE IN THE CITY OF NASHVILLE, TENNESSEE. BEGINNING AT THE NORTHWEST CORNER OF A 60 FOOT TRACT CONVEYED TO H.H.BARR AND L.D. PALMER BY M.A. SPURR, TR BY DEED RECORDED IN BOOK NO. 190 PAGE 566 R.O.D.C., AND RUNNING EASTERLY WITH THE LINE THEREOF 30 FEET TO A POINT; THENCE SOUTHWARDLY THROUGH THE CENTER OF SAID 60 FOOT LOT 80 FEET TO A POINT; THENCE EASTWARDLY PARALLEL WITH THE SOUTH BOUNDARY 30 FEET TO A POINT ON THE ALLEY; THENCE SOUTHWARDLY WITH SAID ALLEY 7 FEET TO S.E. CORNER OF SAID 60 FOOT LOT; THENCE WESTWARDLY WITH THE SOUTH LINE OF SAID 60 FOOT LOT TO THE SOUTHWEST CORNER; THENCE NORTHWARDLY WITH THE WEST SIDE OF SAID 60 FOOT LOT 87 FEET TO THE BEGINNING; BEING THE WEST ½ OF SAID 60 FOOT LOT AND THE 7 BY 30 FEET OFF THE SOUTH END OF THE EAST ½ OF SAID 60 FOOT LOT, AND BEING PART OF THE SAME PROPERTY CONVEYED TO JENNIE LUSKY BY DEED RECORDED IN BOOK NO.682 PAGE 427 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
TRACT 3. BEING A PART OF THE PROPERTY KNOWN AS PALMER PLACE IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, A PLAN OF WHICH IS ON RECORD IN BOOK NO.57, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEGINNING ON THE NORTHERLY SIDE OF PALMER PLACE, 462 FEET WESTERLY FROM EIGHTH AVENUE SOUTH, FORMERLY SOUTH SPRUCE STREET, RUNNING THENCE NORTHERLY TO THE NORTHWESTERLY CORNER OF CALEB OSBORNE LOT A DISTANCE OF 82 FEET, MORE OR LESS, TO F.G. MCPEAKS LINE; THENCE WITH SAID LINE WESTERLY 20 FEET TO AN ALLEY; THENCE WITH SAID ALLEY SOUTHWESTERLY 35 FEET TO THE NORTHERLY MARGIN OF SAID PALMER PLACE; THENCE WITH THE NORTHERLY MARGIN OF PALMER PLACE; THENCE WITH THE NORTHERLY MARGIN OF PALMER PLACE EASTERLY 67 FEET TO THE BEGINNING, AND BEING THE SAME PROPERTY CONVEYED TO JENNIE LUSKY (WRITTEN MRS. JENNIE LUSKY) BY DEED RECORDED IN BOOK NO. 407 PAGE 253 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SEE *

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said FRANCIS AND LUSKY, INC THEIR REPRESENTATIVES AND ASSIGNS ~~heirs and assigns~~, forever, and WE do covenant with the said FRANCIS AND LUSKY, INC 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, MAURICE I. LUSKY AND WIFE, FRANCES B. LUSKY do further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said land to the said FRANCIS AND LUSKY, INC THEIR REPRESENTATIVES, heirs and assigns, against the lawful claims of all persons whomsoever.
Witness OUR hand S, this 28TH day of APRIL, 19 44.

MAURICE I. LUSKY,

FRANCES B. LUSKY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, CHAS.B.H. LOVENTHAL a Notary Public in and for said County and State, the within-named MAURICE I.LUSKY AND WIFE, FRANCES B. LUSKY 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 X said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 28TH day of APRIL, 19 44.

Commission Expires 8 day of APRIL, 19 47 (Seal.) CHAS.B.H. LOVENTHAL

Notary Public.

I declare that I am the true and lawful holder of the within note, and that the same is genuine in every respect as described in the within deed of trust. Witness my hand, this 3rd day of January, 1945. Francis and Lusky Co. Inc. By W. Lusky

*(TRACT FOUR. BEING A SMALL LOT SHOWN ON THE MAP OF PARMER PLACE, OF RECORD IN BOOK 57 PAGE 117, OF THE REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTH MARGIN OF PARMER PLACE AT THE NORTHWEST INTERSECTION OF SAID PARMER PLACE AND THE SECOND ALLEY WEST OF 8TH AVENUE SOUTH, SAID POINT BEING 406 FEET MORE OR LESS WEST OF 8TH AVENUE SOUTH; THENCE ALONG THE NORTHERLY MARGIN OF PARMER PLACE WESTERLY 45 FEET TO A POINT; THENCE NORTHERLY 67 FEET TO A POINT; THENCE EASTERLY 45 FEET TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH THE MARGIN OF THE SAME SOUTHERLY 67 FEET TO THE POINT OF BEGINNING.
TRACTS 1, 2 AND 3 BEING THE SAME PROPERTY CONVEYED TO M.I. LUSKY BY DEED FROM JENNIE LUSKY AND HUSBAND JULIUS C. LUKSY OF RECORD IN BOOK 1163 PAGE 369, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
TRACT NO.4 BEING THE SAME PROPERTY CONVEYED TO M.I.LUSKY, SR BY DEED FROM E.B.RUCKER OF RECORD IN BOOK 1165 PAGE 410, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
U.S.R.S.$6.60
RECD JAN 3, 1945 AT 11:51 A.M.

CM