NUMBER 19805 — RECORDED JANUARY 29, 1945

CORDELL H. ARMSTRONG AND SELMER IRENE ARMSTRONG -TO- JULIAN R. FINGAR AND WIFE, MURPHY E. FINGAR

77025 MARSHALL & BRUCE-NASHVILLE

Book No. 1286

For and in consideration of the sum of ($1.00) ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS DOLLARS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE CORDELL H. ARMSTRONG AND SELMA IRENE ARMSTRONG HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JULIAN R. FINGAR AND WIFE, MURPHY E. FINGAR 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. 41 ON THE MAP OF COLLEGE HEIGHTS AS OF RECORD IN BOOK 332, PAGE 19, THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 41 FRONTS 50 FEET ON HE SOUTHERLY SIDE OF TIMMONS STREET, AND RUNS BACK BETWEEN PARALLEL LINES 169 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO THE SAID CORDELL H. ARMSTRONG AND WIFE, SELMER IRENE ARMSTRONG BY DEED OF AGNES D. ECKHARDT AS OF RECORD IN BOOK 55 PAGE 6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JULIAN R. FINGAR AND WIFE MURPHY E. FINGAR, THEIR, heirs and assigns, forever, and WE do covenant with the said JULIAN R. FINGAR AND WIFE, MURPHY E. FINGAR 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 EXCEPT MORTGAGE HELD BY GEORGE I. WADDEY FOR $1000.00 AND TAXES WHICH PURCHASER AGREES TO ASSUME.

And WE, CORDELL H. ARMSTRONG AND SELMER IRENE ARMSTRONG do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said JULIAN R. FINGAR AND WIFE, MURPHY E. FINGAR, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand, this 20 day of JANUARY, 1945

CORDELL H. ARMSTRONG

SELMA IRENE ARMSTRONG

STATE OF ~~TENNESSEE~~ SOUTH CAROLINA, CHARLESTON COUNTY.

Personally appeared before me, E. L. LAVERGNE a Notary Public in and for said County and State, the within-named CORDELL H. ARMSTRONG AND SELMER IRENE ARMSTRONG the bargainor, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

~~XX~~ 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 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 ~~XXXXXXXXX~~ CHARLESTON NAVY YARD this 20 day of JANUARY, 19 45

Commission Expires ~~XXXX~~ PLEASURE OF GOVENOR ~~XXX~~ (Seal.) E. L. LAVERGNE Notary Public.

U.S.R.S. $1.10

RECEIVED JANUARY 29, 1945 AT 11:20 A.M. - DG

NUMBER 19975 — RECORDED FEB. 1ST, 1945.

L.N.SMITH ET AL EXEC ET ALS TO GRACE LOUETTA SMITH BURNETT

77025 MARSHALL & BRUCE-NASHVILLE

Book No. 1286

For and in consideration of the sum of A DIVISION IN THE REAL ESTATE OF VIRGINIA BAIRD SMITH, DECEASED

WE, BESSIE SMITH JOSLIN, INDIVIDUALLY AND AS EXECUTRIX, AND LOVELL N. SMITH, INDIVIDUALLY AND AS EXECUTOR OF THE SAID WILL OF VIRGINIA BAIRD SMITH; WILLIE V. PINKSTON LAWRENCE, DIXIE BENNEVA SMITH KINZER, MARY ELEANOR SMITH WYATT, EUNICE SMITH RAGAN MOORE, DEVISEES UNDER THE WILL OF THE SAID VIRGINIA BAIRD SMITH OF RECORD IN WILL BOOK 59, PAGE 339 OF THE COUNTY COURT OF DAVIDSON COUNTY, TENNESSEE, HAVE THIS DAY ~~BARGAINED AND SOLD~~; AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID GRACE LOUETTA SMITH BURNETT HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN THE NINTH CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE, BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING 25 FEET NORTH OF BIG ELM TREE THENCE N. 79½ DEGREES EAST 33 POLES TO STAKE ON WEST SIDE OF HIGHWAY, THENCE N. 4 DEGREES WEST 26-2/3 POLES, THENCE NORTH 30 DEGREES WEST 4¼ POLES, THENCE NORTH 70½ DEGREES WEST 10-3/4 POLES TO ELM, THENCE NORTH 72½ WEST 8½ POLES TO ELM, THENCE NORTH 73½ DEGREES WEST 9 POLES TO A HACKBERRY, THENCE NORTH 1/2 DEGREES WEST 7½ POLES TO A BEECH TREE UPPER END OF BLUFF, THENCE NORTH 43½ DEGREES WEST 12.8 POLES TO BEECH TREE UNDER BLUFF, THENCE NORTH 64¼ DEGREES WEST 8.8 POLES TO STKE CORNER OF BESSIE JOSLIN, THENCE SOUTH 35½ DEGREES WEST 37 POLES TO MOUTH OF DITCH DIXIE KINZER'S CORNER, THENCE MEANDERING UP THE DITCH SOUTH 35 DEGREES EAST 10 POLES TO EDGE OF FIELD, THENCE SOUTH 18 DEGREES EAST 4½ POLES, THENCE SOUTH 19 DEGREES WEST 6 POLES, THENCE SOUTH 8 DEGREES EAST 24-2/3 POLES TO STAKE IN DITCH AT DIXIE KINZER'S CORNER, THENCE SOUTH 79 DEGREES EAST 15½ POLES TO THE BEGINNING, BEING APPROXIMATELY 20 ACRES, MORE OR LESS, TOTAL FIELD AND RIVER LAND.

SURVEYED SEPTEMBER 1, 1944, BY A.H.CRAWFORD, SURVEYER OF PUTNAM COUNTY, TENNESSEE, DEGREES AS OF THAT DATE.

THE PREVIOUS AND LAST CONVEYANCE BEING A WILL TO VIRGINIA BAIRD SMITH FROM W.J.SMITH REGISTERED IN REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, IN VOL. 53, PAGE 426.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRACE LOUETTA SMITH BURNETT, heirs and assigns, forever, and WE do covenant with the said GRACE LOUETTA SMITH BURNETT 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 INDIVISUALLY AND AS ~~EXECUTORS~~ OF SAID WILL, OUR heirs and representatives, to warrant and forever defend the title to said land to the said GRACE LOUETTA SMITH BURNETT, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 15TH day of NOVEMBER, 19 44.

WITNESS: -

LOVELL N.SMITH
BESSIE SMITH JOSLIN
WILLIE V.PINKSTON LAWRENCE
DIXIE BENNEVA SMITH KINZER
MARY ELEANOR SMITH WYATT
EUNICE RAGAN SMITH MOORE

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.
STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MATTIE J.BOYD a Notary Public in and for said ~~County and State~~ STATE AND COUNTY aforesaid, the within-named BARGAINORS, BESSIE SMITH JOSLIN, LOVELL N. SMITH, WILLIE B.PINKSTON LAWRENCE, GRACE LOUETTA SMITH BURNETTE, MARY ELEANOR SMITH WYATT, DIXIE BENNEVA SMITH KINZER ~~the bargainor~~, 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 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 NOVEMBER, 19 44

Commission Expires 3 day of APRIL, 19 48 (Seal.) MATTIE J.BOYD, Notary Public.

STATE OF TENNESSEE)
DAVIDSON COUNTY)

PERSONALLY A PEARED BEFORE ME, MATTIE J.BOYD, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED BARGAINOR, EUNICE RAGAN SMITH MOORE, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 19TH DAY OF JANUARY, 1945.

(SEAL) MATTIE J.BOYD,
NOTARY PUBLIC.

MY COMMISSION EXPIRES APRIL 3, 1948.

RECD JAN. 31, 1945 AT 1:21 P M