77025 MARSHALL & BRUCE-NASHVILLE

Book No. 1286

For and in consideration of the sum of $1.00 ONE AND NO/100 DOLLARS CASH IN HAND PAID BY JOSEPH M. NAJAR, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS ALL OF WHICH HAVE BEEN DISCHARGED IN FULL. WE, GEORGE HAYNES AND WIFE MYRTLE HAYNES HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JOSEPH M. NAJAR, HIS HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS NOS. EIGHT (8) AND NINE(9) OF BLOCK "C" ON THE PLAN OF WOODLAWN ESTATES, AS OF RECORD IN BOOK NO. 843, PAGE 82, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

SAID LOTS EIGHT (8) AND NINE (9) FRONT TOGETHER 110 FEET ON THE EASTERLY SIDE OF THE GALLATIN PIKE, AND RUN BACK BETWEEN PARALLEL LINES, WITH THE NORTHERLY MARGIN OF DUPONT AVENUE, 165 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO GEORGE HAYNES AND WIFE MYRTLE HAYNES, BY DEED FROM ALBERT DULING, TRUSTEE, OF RECORD IN BOOK 1082, PAGE 641, SAID REGISTER'S OFFICE.

NOTE: THE SELLERS WILL PAY 1944 TAXES HAVING ALSO PAID THE TAXES FOR 1937 AND COST OF SAME.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JOSEPH M. NAJAR, HIS heirs and assigns, forever, and WE do covenant with the said JOSEPH M. NAJAR 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, GEORGE HAYNES AND WIFE, MYRTLE HAYNES do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said JOSEPH M. NAJAR, HIS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 11 day of OCT., 19 44

GEORGE HAYNES

MYRTLE HAYNES

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, FRED K. JONES a Notary Public in and for said County and State, the within-named MYRTLE HAYNES the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And XXXX X X wife of the said X, 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 X said husband and for the purposes therein expressed. X

Witness my hand and official seal at Nashville, Tennessee, this 18 day of OCT., 19 44

Commission Expires 10 day of JAN., 19 45 (Seal.) FRED K. JONES Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
PERSONALLY APPEARED BEFORE ME, E. R. DOOLITTLE A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED GEORGE HAYNES 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 MADISON, TENN., THIS 19TH DAY OF OCT., 1944.

(SEAL) E. R. DOOLITTLE
NOTARY PUBLIC

COMMISSION EXPIRES JULY 14, 1948

RECEIVED FEBRUARY 1, 1945 AT 8:05 A.M. - USRS $4.95 - DG

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, GRACE LOUETTA SMITH BURNETTE, MARY ELEAN OR SMITH WYATT, DIXIE BENNEVA SMITH KINZER, AND EUNICE RAGAN SMITH MOORE, ALL 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 AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID DIXIE BENNEVA SMITH KINZER, 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 AT A HACKBERRY TREE NEXT TO ROAD BEING THE CORNER OF HICKS PROPERTY GOING THENCE WITH HICKS' LINE NORTH 28½° WEST 21½ POLES, NORTH 52½° WEST 8 POLES, NORTH 31-3/4° WEST 15 2/5 POLES TO BIG ELM TREE, THENCE SOUTH 75° WEST 11.6 POLES, SOUTH 72½° WEST 28 POLES TO STAKE BETWEEN ROAD AND BRANCH, NORTH 32½° WEST 14 POLES, NORTH 72° WEST 8 POLES TO STAKE IN BRANCH CORNER OF HICKS, BESSIE JOSLIN, AND WILLIE V. PINKSTON, AND MARY WYATT LAND, THENCE NORTH 35½° EAST 41 POLES DOWN THE RIVER WITH BESSIE JOSLIN LINE TO STAKE AT MOUTH OF DITCH, GRACE BURNETT CORNER, THENCE MEANDERING UP THE DITCH SOUTH 35° EAST 10 POLES TO EDGE OF FIELD, SOUTH 18° EAST 4½ POLES, SOUTH 19° WEST 6 POLES, SOUTH 8° EAST 24-2/3 POLES TO STAKE IN DITCH, AT CORNER OF KINZER LAND, THENCE SOUTH 79° EAST 15¼ POLES TO STAKE 25 FEET NORTH OF ELM TREE, THENCE NORTH 79½° EAST 33 POLES TO STAKE ON WEST SIDE OF HIGHWAY IN THE FENCE, THENCE WITH FENCE AND HIGHWAY SOUTH 6° EAST 13-1/3 POLES, SOUTH 37½° EAST 38½ POLES TO POINT ON NORTH SIDE OF ROAD 2½ POLES FROM ROCK, THE ORIGINAL BEGINNING BEFORE ROAD WAS BUILT, THENCE WITH NORTH SIDE OF ROAD, NORTH 87½° WEST 28 POLES TO THE BEGINNING, BEING APPROXIMATELY 16½ ACRES,

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 VIRGINIA BAIRD SMITH FROM W. J. SMITH REGISTERED IN REGISTER'S 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 DIXIE BENNEVA SMITH KINZER, HER heirs and assigns, forever, and WE do covenant with the said DIXIE BENNEVA SMITH KINZER 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 TORS OF SAID WILL, OUR AND WE do further covenant and bind OURSELVES AS DEVISEES, AND AS EXECU/ heirs and representatives, to warrant and forever defend the title to said land to the said DIXIE BENNEVA SMITH KINZER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 15TH day of NOVEMBER, 19 44

LOVELL N. SMITH
BESSIE SMITH JOSLIN
WILLIE V. PINKSTON LAWRENCE
GRACE LOUETTA SMITH BURNETTE
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, the within-named BARGAINORS, BESSIE SMITH JOSLIN, LOVELL N. SMITH, WILLIE B. PINKSTON LAWRENCE GRACE LOVETTA 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 X X 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. XX

Witness my hand and official seal at Nashville, Tennessee, this day of NOVEMBER, 19 44

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

STATE OF TENNESSEE)
DAVIDSON COUNTY)
PERSONALLY APPEARED 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.

RECEIVED JAN. 31, 1945 AT 1:18 P.M.
SW