W. C. MONCRIEF & CO., INC. -TO- H. H. COGGINS, ET UX
JOHN L. DRAPER, ET UX

77025 MARSHALL & BRUCE-NASHVILLE

Book No. 1286

For and in consideration of the sum of SIX HUNDRED TWENTY FIVE ($625.00) DOLLARS FIVE HUNDRED DOLLARS OF WHICH HAS BEEN PAID IN CASH BY THE GRANTEES, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE BALANCE OF ONE HUNDRED TWENTY FIVE ($125.00) THE GRANTEES HAVE EXECUTED THEIR PROMISSORY NOTE OF EVEN DATE HEREWITH, PAYABLE TO THE ORDER OF W. C. MONCRIEF & COMPANY, INC., AND DUE ON OR BEFORE TWELVE MONTHS AFTER DATE, WITHOUT INTEREST, WHICH NOTE RETAINS A LIEN ON THE HEREINAFTER DESCRIBED PROPERTY. WE, W. C. MONCRIEF AND COMPANY, INC., A TENNESSEE CORPORATION, AND JOHN L. DRAPER AND WIFE, HELEN S. DRAPER, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID H. H. COGGINS AND WIFE, GRACE LUNDY COGGINS, THEIR HEIRS AND ASSIGNS, TWO CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING THE EASTERLY ONE HALF OF LOT NO. 11 AND THE WESTERLY HALF OF LOT NO. 12 IN BLOCK A OF THE ROSCOE SUBDIVISION, AS OF RECORD IN BOOK 843, PAGE 72, R.O.D.C., TENNESSEE.
SAID HALF OF LOT NO. 11 AND HALF OF LOT NO. 12 FRONT TOGETHER FIFTY FEET ON THE SOUTH SIDE OF ROSCOE STREET, AND RUN BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE, BEING THE SAME PROPERTY CONVEYED TO W. C. MONCRIEF AND COMPANY, INC., BY DEED OF RECORD IN BOOK 954, PAGE 596, R.O.D.C., TENNESSEE.
BEING THE EAST ONE HALF OF LOT NO. 12 AND THE WEST ONE HALF OF LOT NO. 13 IN BLOCK A OF THE ROSCOE PLAN SUBDIVISION AS OF RECORD IN BOOK 843, PAGE 72, R.O.D.C., TENNESSEE.
SAID EAST ONE HALF OF LOT 12 AND WEST ONE HALF OF LOT NO. 13 FRONT TOGETHER 50 FEET ON THE SOUTH SIDE OF ROSCOE STREET AND RUN BACK BETWEEN PARALLEL LINES 200 FEET TO A POINT, AND BEING THE SAME PROPERTY CONVEYED TO W. C. MONCRIEF & COMPANY, INC., AND JOHN L. DRAPER, BY DEED OF RECORD IN BOOK 982, PAGE 48, R.O.D.C., TENNESSEE.
AS A PART OF THE ABOVE CONSIDERATION, THE SAID W. C. MONCRIEF & CO., INC., A CORPORATION, DOES HEREBY SELL, TRANSFER AND CONVEY UNTO H. H. COGGINS AND WIFE, GRACE LUNDY COGGINS, ALL ITS RIGHT, TITLE AND INTEREST IN AND TO A WATER TAP ON THE ABOVE DESCRIBED PROPERTY. A LIEN IS HEREBY EXPRESSLY REATINED ON THE HEREINABOVE DESCRIBED PROPERTY TO SECURE THE PAYMENT OF THE HEREINABOVE DESCRIBED NOTE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said H. H. COGGINS AND WIFE, GRACE LUNDY COGGINS, THEIR, heirs and assigns, forever, and WE do covenant with the said that WE ARE H. H. COGGINS AND WIFE, GRACE LUNDY COGGINS lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered

WE, W. C. MONCRIEF & CO., INC., AND JOHN L. DRAPER

And AND WIFE, HELEN S. DRAPER do further covenant and bind OURSELVES, OUR SUCCESSORS & ASSIGNS heirs and representatives, to warrant and forever defend the title to said land to the said H. H. COGGINS AND WIFE, GRACE LUNDY COGGINS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 15 day of JANUARY, 1945

(SEAL) W. C. MONCRIEF & CO., INC.
W. C. MONCRIEF, PRESIDENT
JOHN L. DRAPER
HELEN S. DRAPER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, GEO. T. SAIN a Notary Public in and for said County and State, the within-named JOHN L. DRAPER AND WIFE, HELEN S. DRAPER the bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

XXXX 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.

GOODLETTSVILLE

Witness my hand and official seal at ~~Nashville~~, Tennessee, this 15TH day of JANUARY, 1945.

Commission Expires 10 day of JULY, 1947 (Seal.) GEO. T. SAIN
Notary Public.

STATE OF TENNESSEE)
) :
COUNTY OF DAVIDSON)
BEFORE ME, GEO. T. SAIN, A NOTARY PUBLIC OF THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED W. C. MONCRIEF, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON OATH, ACKNOWLEDGED HIMSELF TO BE PRESIDENT OF W. C. MONCRIEF & COMPANY, INC., THE WITHIN NAMES BARGAINOR, A CORPORATION AND THAT HE AS SUCH PRESIDENT BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT.
WITNESS MY HAND AND SEAL AT GOODLETTSVILLE, TENNESSEE, THIS 15TH DAY OF JANUARY, 1945.

(SEAL) GEO. T. SAIN
NOTARY PUBLIC

MY COMMISSION EXPIRES JULY 10, 1947

RECEIVED FEBRUARY 20, 1945 AT 9:50 A.M. - USRS $1.10 - DG

J.E. FOSTER ET UX. ---TO-- FRANCES F. BEEMAN

77025 MARSHALL & BRUCE-NASHVILLE

Book No. 1286

For and in consideration of the sum of THE SUM OF ONE ($1.00) DOLLAR, WHICH IS CASH IN HAND TO ME PAID, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE ADDITIONAL CONSIDERATION OF THE LOVE AND AFFECTION WHICH I HOLD FOR MY DAUGHTER, AND FOR THE ADDITIONAL CONSIDERATION THAT SHE ACCEPT THIS PROPERTY AS HER SHARE OF MY ESTATE AND HEREBY RELEASE ALL OTHER HEIRS OR ASSIGNS, NOW AND FOREVER, AND DOES HEREBY REMISE, RELEASE AND FOREVER DISCHARGE ALL MY HEIRS ASSIGNS, OR CLAIMANTS FROM ALL MANNER OF CLAIMS, CAUSES, CASSES OF ACTION, SUITS OR OTHER LITIGATION THAT MIGHT ARISE UPON MY DEMISE, I, J.E. FOSTER, HAVE THIS DAY BARGAINED, SOLD TRANSFERRED AND CONVEY, AND BY THESE PRESENTS DO HEREBY BARGAIN SELL, TRANSFER, AND CONVEY UNTO MY SAID DAUGHTER, FRANCES FOSTER BEEMAN, HER HE HEIRS AND ASSIGNS, FOREVER, CERTAIN REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOCATED IN THE FIFTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ANDBEING A PORTION OF THE LAND BOUGHT FROM THE HEIRS OF W.F. GAY, DECEASED, A RECORD OF WHICH MAY BE FOUND IN BOOK 848, PAGE 446, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AND BOUNDED AS FOLLOWS BEGINNING AT A POINT IN THE CENTER OF MIMS ROAD, BEING A CORNER OF THE H. JENNINGS LOT AND RUNNING WITH THE CENTER OF THE MIMS ROAD SEVENTY -FIVE (75) FEET IN A EASTERLY DIRECTION TO A POINT AT THE CORNER OF A LOT OWNED BY MYSELF AND THENCE RUNNING NORTH TWO - HUNDRED TEN (210) FEET TO THE PROPERTY OF J.T. BROWN THENCE IN A WESTERLY DIRECTION SEVENTY FIVE (75) FEET TO A CORNER OF THE LOT OWNED BY H.JE JENNINGS, AND THENCE SOUTHWARDLY TWO HUNDRED TEN (210) FEET TO THE BEGINNING.

BOUNDED ON THE EAST BY J.E. FOSTER ON THE NORTH BY THE PROPERTY OF J.T. BROWN, ON THE WEST BY THE PROPERTY OF HORTON JENNINGS, AND SOUTH BY THE MIMS ROADBED, TOGETHER WITH ALL APPURTENANCES LOCATED THEREON.

REAL ESTATE

To Have and to Hold the said ~~tract or parcel of land~~, with the appurtenances, estate, title, and interest thereto ~~belonging to the said~~ HER, heirs and assigns, forever, ~~and~~ I do covenant ~~with the said~~ REAL ESTATE AND LAWFUL RIGHT TO SELL AND CONVEY IT 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~~ REAL ESTATE, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness ~~my hand~~, this ~~day of~~, 19 J.E. FOSTER,
MRS. J.E. FOSTER,
WITNESS ALFRED T. MCFARLAND
JANE SMITH

STATE OF TENNESSEE, ~~DAVIDSON~~ WILSON COUNTY.

Personally appeared before me, ALFRED T. MCFARLAND a Notary Public in and for said County and State, the within-named BARGAINORS, J.E. FOSTER AND WIFE MRS. J.E. FOSTER, THE AFORESAID FOREGOING the bargainor, with whom I am personally acquainted, and who acknowledged that THEY executed the ~~within~~ instrument for the purposes therein contained.

And MRS. J.E. FOSTER WIFE OF J.E. FOSTER ~~wife of the said~~
HAVING PERSONALLY , ~~having~~ appeared before me privately and apart from HER husband, ~~the said~~
J.E. FOSTER SHE THE SAID MRS. J.E. FOSTER
acknowledged the execution of the said instrument to have been done by HER freely, voluntarily, and understandingly, without compulsion or constraint from HER said husband and for the purposes therein expressed.

OFFICE IN LEBANON, WILSON COUNTY TENNESSEE.

Witness my hand and official seal at ~~Nashville, Tennessee~~, this 29TH day of JANUARY, 19 45.

Commission Expires --- day of --, 19 (Seal.) ALFRED T. MCBARLAND,
Notary Public.

RECEIVED FEBRUARY 21ST, 1945. AT 9;50 A.M. FC.