77025 MARSHALL & BRUCE-NASHVILLE

Book No. 1286

For and in consideration of the sum of FIVE ($5.00) AND NO/100 - - - - - - - - - DOLLARS

CASH, PAID TO E.F. MILLER AND WIFE, FREDA MILLER, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~AND OTHER VALUABLE~~ CONSIDERATIONS, BY E.F. MILLER,

WE, THE SAID E.F. MILLER AND WIFE, FREDA MILLER, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID E.F. MILLER, 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.8,9, AND 10 ON THE PLAN OF HUMPHREY HARDISON'S SUBDIVISION OF PART OF THE GRAY OR HENSLEY TRACT, NOT OF RECORD, ACCORDING TO A SURVEY MADE BY W.S. SMITHGATE, SURVEYOR, AUGUST 24, 1939, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF RIVERSIDE DRIVE AT A POINT 755 FEET NORTH OF THE NORTHERLY MARGIN OF COOPER LANE, SAID POINT BEING THE CORNER OF LOTS 7 AND 8; THENCE WITH THE EASTERLY MARGIN OF SAID DRIVE, NORTH 3° 30' EAST 287 FEET TO A STAKE; THENCE SOUTH 84° 30' EAST 300 FEET 2 INCHES TO A STAKE AT THE NORTHWEST CORNER OF THE FORT TRACT; THENCE WITH THE WESTERLY LINE OF SAID FORT TRACT, SOUTH 3° 30' WEST 287 FEET TO THE CORNER OF LOTS NOS.7 AND 8; THENCE WITH THE LINE BETWEEN SAID TWO LOTS WESTWARDLY 300 FEET TO THE BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO HERMITAGE PORTLAND CEMENT CO., BY DEED OF HUMPHREY HARDISON AND WIFE, ELIZABETH P.E. HARDISON RECORDED IN BOOK 1166 PAGE 144, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

AND BEING THE SAME LAND CONVEYED TO E.F. MILLER AND WIFE, FREDA MILLER, BY THE HERMITAGE PORTLAND CEMENT COMPANY BY DEED OF RECORD IN BOOK 1274 PAGE 38, OF THE 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 E.F. MILLER, HIS, heirs and assigns, forever, and WE do covenant with the said E.F. MILLER 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 BALANCE ON NOTE PAYABLE TO HERMITAGE PORTLAND CEMENT COMPANY, WHICH IS EXPRESSLY ASSUMED BY SAID E.F. MILLER.

And WE, THE SAID E.F. MILLER AND WIFE, FREDA MILLER, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said E.F. MILLER, HIS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 11TH day of JULY, 1945.

E.F. MILLER
FREDA MILLER
E.F. MILLER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ANNIE S. DINWIDDIE a Notary Public in and for said County and State, the within-named E.F. MILLER AND WIFE FREDA MILLER 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 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 Nashville, Tennessee, this 11TH day of JULY, 1945.

Commission Expires ~~day of~~ 1-12-46, 19__ (Seal.) ANNIE S. DINWIDDIE
Notary Public.

STATE OF TENNESSEE COUNTY OF DAVIDSON
PERSONALLY APPEARED BEFORE ME, ANNIE S. DINWIDDIE, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED E.F. MILLER 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 11TH DAY OF JULY 1945.
(SEAL) ANNIE S. DINWIDDIE, NOTARY PUBLIC
COM EX 1-12-46

REC'D JULY 21, 1945 AT 11:15 A.M.
CM

Book No. 1286

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

WHICH HAS BEEN PAID IN CASH BY S.H. BROWN AND WIFE, FRANCES BROWN TO PAUL WILKES AND MARIE WILKES NICHOLS, THE RECEIPT OF WHICH PAYMENT IS HEREBY ACKNOWLEDGED.

WE, PAUL WILKES AND MARIE WILKES NICHOLS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID S.H. BROWN & WIFE, FRANCES BROWN, ALL OUR RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING PROPERTY THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS 33,34,35,36,37,38, AND 39 IN HAGAN AND MERRITT'S SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 1 1 PAGE 49, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS NOS.33,34,35,36,37,38, AND 39 FRONT TOGETHER 339 FEET ON THE WESTERLY SIDE OF MONTEE STREET AND RUN BACK BETWEEN PARALLEL LINES 164 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO THE SAID DUDLEY J. BROWN BY TWO DEEDS: ONE OF RECORD IN BOOK 700 PAGE 143, THE OTHER OF RECORD IN BOOK 834 PAGE 398 SAID REGISTER'S OFFICE.

THE INTERESTS OF PAUL WILKES AND MARIE WILKES NICHOLS WERE ACQUIRED BY INHERITANCE FROM THEIR MOTHER, EMMA BROWN WILKES WHO WAS ONE OF THE CHILDRE, DUDLEY J. BROWN.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said S.H. BROWN & WIFE, FRANCES BROWN, THEIR, heirs and assigns, forever, and WE do covenant with the said S.H. BROWN & WIFE, FRANCES BROWN 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, OUR heirs and representatives, to warrant and forever defend the title to said land to the said S.H. BROWN & WIFE, FRANCES BROWN, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 29TH day of JUNE, 1945.

MARIE WILKES NICHOLS
PAUL WILKES

VA CITY OF RICHMOND
STATE OF ~~TENNESSEE, DAVIDSON~~ COUNTY.

Personally appeared before me, W. DAYTON DIXON a Notary Public in and for said County and State, the within-named PAUL WILKES the bargainor -- with whom I am personally acquainted, and who acknowledged that HE 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 X said husband and for the purposes therein expressed.

RICHMOND, VA
Witness my hand and official seal at ~~Nashville, Tennessee~~, this 13 day of JULY, 1945.

Commission Expires 20 day of JAN, 19 47 (Seal.) W. DAYTON DIXON
Notary Public.

STATE OF VIRGINIA CITY OF RICHMOND COUNTY
PERSONALLY APPEARED BEFORE ME, W. DAYTON DIXON, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED MARIE WILKES NICHOLS THE BARGAINOR, 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 RICHMOND, VIRGINIA, THIS 5 DAY OF JULY 1945.
(SEAL) W. DAYTON DIXON, NOTARY PUBLIC
MY COM EX JAN 20 1947

REC'D JULY 23, 1945 AT 3:39 P.M.
CM