NUMBER 7265 RECORDED JUNE 12TH 1944.

MRS. BETTIE LINDER, --TO-- J.A.-DUKE ET UX.

Book No. 1290

For and in consideration of the sum of ($1,000.00) ONE THOUSAND & NO/100THS, DOLLARS, CASH IN HAND PAID BY J.A. DUKE AND WIFE, FLORENCE DUKE, TO MRS. BETTIE LINDER, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MRS. BETTIE LINDER, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSRER AND CONVEY UNTO THE SAID J.A.DUKE AND WIFE FLORENCE DUKE, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

LOTS NOS. 11 AND 54 IN THE J.B.HAYNIE'S GLADSTONE ADDITION TO NASHVILLE, A PLAN OF WHICH IS OF RECORD IN BOOK 161, PAGES 10-11 R.O.D.C. TENNESSEE.

SAID LOTNO.11 FRONTS 40 FEET ON THE SOUTHERLY SIDE OF WHITES CREEK PIKE AND RUNS BACK 161 FEET ALONG THE WEST SIDE THEREOF AND 160 FEET ON THE EAST SIDE TO AN ALLEY, BEING 40 FEET ALONG THE ORTHERLY MARGIN OF SAID ALLEY.

SAID LOT NO.54 FRONTS 40 FEET ON THE NORTHERLY SIDE OF SPURGEON STREET AND RUNS BACK BETWEEN LINES 40 FEET TO AN ALLEY, AND LIES DIRECTLY BEHIND LOT NO.11 WHICH IS HOUSE NO.1210 WHITES CREEK PIKE.

AND BEING A PART OF THE SAME PROPERTY CONVEYED TO J.J.LINDER BY SNOW BUIE, BY DEED OF RECORD IN BOOK _____ PAGE _____ REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND THE UNDERSIGNED MRS. BETTIE LINDER IS THE WIDOW OF THE SAID J.J.LINDER, WHO DIED IN DAVIDSON COUNTY, TENNESSEE, ON OR ABOUT THE 15TH DAY OF MAY 1936.

PURCHASRS ASSUME AND AGREE TO PAY TAXES FOR THE YEAR 1944.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said J.A.DUKE AND WIFE FLORENCE DUKE THEIR, ..., heirs and assigns, forever, and I, do covenant with the said J.A.DUKE AND WIFE FLORENCE DUKE, that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered,

And I, MRS.BETTIE LINDER, do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said J.A.DUKE AND WIFE FLORENCE DUKE THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 5TH day of JUNE 1944.

Witness: BETTIE LINDER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LELA RICHARDSON a Notary Public in and for said County and State, the within-named MRS. BETTIE LINDER A WIDOW, 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 Nashville, Tennessee, this 5TH day of JUNE, 19 44.

Commission Expires APRIL 4, 1948 (Seal.) LELA RICHARDSON Notary Public.

U.S.R.S.$ 1.10

Received JUNE 12TH, 1944. AT 10;35 A.M.

P.C.

NUMBER 7305 RECORDED JUNE 12TH, 1944.

MRS. ROSIE COHEN --TO-- JOHN E. BONER ET UX.

Book No. 1290

For and in consideration of the sum of ($1500.00) FIFTEEN HUNDRED AND 00/100 DOLLARS, CASH IN HAND PAID BY JOHN E. BONER, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED I, ROSIE COHEN A WIDOW, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JOHN E.BONER AND WIFE EMMA RUTH BONER 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.6 OF BLOCK "A" ON THE PLAN OF THE HERMITAGE ADDITION AS OF RECORD IN BOOK 57, PAGE 43, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.6 FRONTS 50 FEET ON THE SUTHERLY SIDE OF HERMITAGE AVENUE, FORMERLY FILLMORE STREET, OR THE LEBANON PIKE AND RUNS BACK BETWEEN PARALLEL LINES 167 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ROSIE COHEN BY DEED FROM FANNIE STONE AND HUSBAND, OF RECORD IN BOOK 741, PAGE 489, SAID REGISTER'S OFFICE.

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 E.BONER AND WIFE EMMA RUTH BONER, THEIR, ..., heirs and assigns, forever, and I, do covenant with the said JOHN E.BONER AND WIFE EMMA RUTH BONER, that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, WITH EXCEPTION OF TAXES FOR YEAR 1944 WHICH HAVE BEEN ADJUSTED BETWEEN VENDOR AND VENDEES AND VENDEES HEREBY ASSUME AND AGREE TO PAY SAME WHEN DUE AND PAYABLE.

And I, MRS. ROSIE COHEN A WIDOW, do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said JOHN E.BONER AND WIFE EMMA RUTH BONER THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 7TH day of JUNE 1944.

Witness: ROSIE COHEN (ROSIE COHEN)

NEW YORK NEW YORK

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, CHARLES LEEF, a Notary Public in and for said County and State, the within-named ROSIE COHEN A WIDOW, the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

CITY OF NEW YORK

Witness my hand and official seal at Nashville, Tennessee, this 7TH day of JUNE, 19 44.

Commission Expires MARCH 30, 1945. (Seal.) CHARLES LEEF Notary Public.

U.S.R.S.$ 1.65

Received JUNE 12TH, 1945 AT 10;48 A.M.

CHARLES LEEF, NOTARY PUBLIC
N.Y.CO. CLK'S NO.71 REG. NO.107L5
COMMISSION EXPIRES MARCH 30, 1945.

P.C.