NUMBER 13290 RECORDED OCTOBER 3, 1944

AGNES D. ECKHARDT -TO- VERA MILLER

Book No. 1306

For and in consideration of the sum of $5.00 FIVE DOLLARS AND OTHER VALUABLE CONSIDERATION PAID BY VERA MILLER, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE SAID VERA MILLER, HEREBY ASSUMED AND AGREES TO PAY THE 1944 STATE AND COUNTY TAX ON THE PROPERTY HEREIN CONVEYED. I, AGNES D. ECKHARDT, UNMARRIED, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID VERA MILLER, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 173 AND THE WESTERLY 17.5 FEET OF LOT NO. 171 OF BLOCK 8 IN DIVISION "A" OF THE PLAN OF THE RICHLAND REALTY COMPANY, AS OF RECORD IN BOOK 161, PAGE 151, OF THE REGISTER'S OFFICE FOR SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERN MARGIN OF RICHLAND AVENUE, 482.5 FEET WEST OF CRAIGHEAD STREET, AND RUNNING THENCE NORTHWARDLY AT RIGHT ANGLES TO RICHLAND AVENUE, 192.5 FEET TO AN ALLEY; THENCE WESTERLY ALONG THE SOUTHERN MARGIN OF SAID ALLEY, 67.5 FEET TO A POINT; THENCE AT RIGHT ANGLES SOUTHERLY, 192.5 FEET TO A POINT IN THE MARGIN OF SAID RICHLAND AVENUE; THENCE EASTWARDLY ALONG THE NORTHERN MARGIN OF RICHLAND AVENUE, 67.5 FEET TO THE BEGINNING.

AND BEING THE SAME PROPERTY CONVEYED TO THE SAID AGNES D. ECKHARDT, BY EUGENE PHILLIPS, TRUSTEE, AS OF RECORD IN BOOK 1001, PAGE 652, REGISTER'S OFFICE FOR SAID COUNTY.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said VERA MILLER, HER heirs and assigns, forever, and I do covenant with the said VERA MILLER 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, AGNES D. ECKHARDT do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said VERA MILLER, HER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 16 day of SEPTEMBER 1944

AGNES D. ECKHARDT

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, GEO. I WADDEY a Notary Public in and for said County and State, the within-named AGNES D. ECKHARDT, UNMARRIED the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And 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.

Witness my hand and official seal at Nashville, Tennessee, this 16TH day of SEPTEMBER, 1944

Commission Expires 11 day of OCTOBER, 1945 Seal. GEO. I. WADDEY Notary Public.

RECEIVED OCTOBER 3, 1944 AT 11:31 A.M. - USRS 63.25 - DS

NUMBER 13243 RECORDED OCT 3, 1944 G.W. CRABTREE ET UX ET ALS TO MRS. ELSIE ALLEN JUST

Book No. 1306

For and in consideration of the sum of FIVE ($5.00) & NO/100 ------- DOLLARS CASH IN HAND PAID BY MRS. ELSIE ALLEN JUST, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, G.W. CRABTREE AND WIFE ELLA MAY CRABTREE AND CLAYTIE CRABTREE TUCKER, FORMERLY CLAYTIE CRABTREE AND HUSBAND W.W. TUCKER HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MRS. ELSIE ALLEN JUST, FOR HER SOLE AND SEPARATE USE, FREE FROM ANY CLAIMS OR RIGHTS OF HER PRESENT OR ANY FUTURE HUSBAND, WITH FULL POWER TO SELL AND CONVEY, OR TO MORTGAGE, AND FREE FROM ANY COURTESY RIGHT OF HER HUSBAND, BOTH INCHOATE AND CONSUMMATE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE EASTERLY 55 FEET OF THE WESTERLY 105 FEET OF LOTS NOS. 102, 103 AND 104 ON THE PLAN OF OAKWOOD PARK, AS OF RECORD IN BOOK 421, PAGE 12, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOTS NOS. 102, 103 AND 104 FRONTS 55 FEET ON THE SOUTHERLY SIDE OF MILE END AVENUE AND RUNS BACK 85.5 FEET, MORE OR LESS, ON THE WESTERLY LINE AND 88 FEET, MORE OR LESS, ON THE EASTERLY LINE TO THE NORTHERLY LINE OF LOT NO. 105, MEASURING 55 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO G.W. CRABTREE AND WIFE, AND CLAYTIE CRABTREE, BY DEED FROM BRANSFORD REALTY COMPANY, OF RECORD IN BOOK 1108, PAGE 600, SAID REGISTER'S OFFICE.

TAXES FOR THE YEAR 1944 HAVING BEEN PRO RATED FROM DATE HEREOF, AND SETTLEMENT HAVING BEEN MADE THEREFOR BY THE GRANTORS, THE GRANTEE HEREIN HEREBY ASSUMES AND AGREES TO PAY THE SAME.

*(AND CONVEY, OR TO MORTGAGE, AND FREE FROM ANY COURTESY RIGHT OF HER HUSBAND, BOTH INCHOATE AND CONSUMMATE, HER)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MRS. ELSIE ALLEN JUST, FOR HER SOLE AND SEPARATE USE, FREE FROM ANY CLAIMS ~~OR RIGHTS OF HER PRESENT OR ANY FUTURE HUSBAND WITH FULL POWER TO SELL~~ SEE *, heirs and assigns, forever, and WE do covenant with the said MRS. ELSIE ALLEN JUST 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, G.W. CRABTREE AND WIFE ELLA MAY CRABTREE AND CLAYTIE CRABTREE TUCKER FORMERLY CLAYTIE CRABTREE AND HUSBAND W.W. TUCKER And do further covenant and bind ~~OURSELVES, OUR~~ heirs and representatives, to warrant and forever defend the title to said land to the said MRS. ELSIE ALLEN, JUST, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S., this 30TH day of SEPTEMBER 1944.

G.W. CRABTREE

ELLA MAY CRABTREE

CLAYTIE CRABTREE TUCKER

W.W. TUCKER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, L.O. HARDAWAY a Notary Public in and for said County and State, the within-named G.W. CRABTREE AND WIFE, ELLA MAY CRABTREE AND CLAYTIE CRABTREE TUCKER, FORMERLY CLAYTIE CRABTREE, AND HUSBAND W.W. TUCKER the bargainor S., with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And 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.

Witness my hand and official seal at Nashville, Tennessee, this 30TH day of SEPTEMBER, 1944.

Commission Expires 19 day of OCT, 1947 Seal. L.O. HARDAWAY Notary Public.

U.S.R.S.63.05

REC'D OCT 2, 1944 AT 3:45 P.M.

CM