NUMBER 13691 RECORDED OCTOBER 10, 1944

MAUDE PARTHENIA TOTTY -TO- Z. ALEXANDER LOOBY

BROWN-MARSHALL & ROBERTSON, NASHVILLE

Book No. 1306

For and in consideration of the sum of SEVEN HUNDRED FIFTY ($750.00) DOLLARS TO ME IN HAND PAID BY Z. ALEXANDER LOOBY, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MAUDE PARTHENIA TOTTY HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID Z. ALEXANDER LOOBY, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT: THE EASTERLY 16 FEET OF LOT 9 AND THE WESTERLY 34 FEET OF LOT 8 ON THE PLAN OF THE SUBDIVISION OF LOTS NOS. 5 AND 7 OF THE HARDING LYTLE TRACT AS OF RECORD IN BOOK 57, PAGE 28, REGISTER'S OFFICE FOR SAID COUNTY. SAID PARTS OF LOTS NOS. 9 AND 8 FRONT TOGETHER 50 FEET ON THE NORTHERLY SIDE OF HEFFERNAN STREET AND RUNS BACK BETWEEN PARALLEL LINES 182.4 FEET, MORE OR LESS, TO AN ALLEY.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Z. ALEXANDER LOOBY, HIS, heirs and assigns, forever, and I do covenant with the said Z. ALEXANDER LOOBY 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 Z. ALEXANDER LOOBY, HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 3 day of OCTOBER, 1944.

MAUDE PARTHENIA TOTTY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, R.B.J. CAMPBELLE a Notary Public in and for said County and State, the within-named MAUDE PARTHENIA TOTTY the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And ~~X~~ wife of the said ~~X~~, having appeared before me privately and apart from ~~X~~ 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 said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this [illegible] day of [illegible], 19[illegible]

Commission Expires [illegible] day of [illegible] 19[illegible] Seal [illegible] Notary Public.

RECEIVED OCTOBER 9, 1944 AT 3:15 P.M. - [illegible]

NUMBER 13690 RECORDED OCTOBER 10, 1944

HENRY W. MOGAN AND WIFE, MARJORIE H. MOGAN -TO- W. M. RALSTON AND WIFE, CLARA L. RALSTON

BROWN-MARSHALL & ROBERTSON, NASHVILLE

Book No. 1306

For and in consideration of the sum of ($11,750.00) ELEVEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS OF WHICH THE SUM OF SIX THOUSAND ONE HUNDRED EIGHTY TWO AND 04/100 ($6182.04) DOLLARS HAS BEEN PAID IN CASH BY W. M. RALSTON AND WIFE, CLARA L. RALSTON, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER OF SAID CONSIDERATION, AMOUNTING TO $5567.96, THE SAID W. M. RALSTON AND WIFE, CLARA L. RALSTON, HAVE EXPRESSLY ASSUMED AND AGREED TO PAY A FIRST MORTGAGE LOAN, PAYABLE MONTHLY, BEING IN THE ORIGINAL AMOUNT OF $6000.00, REDUCED BY VARIOUS CREDITS TO THE SUM OF $5567.96 AS OF OCTOBER 1, 1944, AND SAID GRANTEES AGREE TO PAY THE INSTALLMENT DUE NOVEMBER 1, 1944 AND ALL SUBSEQUENT INSTALLMENTS, SAID DEBT BEING MORE FULLY DESCRIBED IN AND SECURED BY A DEED OF TRUST DATED JUNE 9, 1942, EXECUTED BY HENRY W. MOGAN AND WIFE, TO L. A. MCLEAN, TRUSTEE, OF RECORD IN BOOK 1188, PAGE 303, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND A REFERENCE IS HERE MADE TO SAID DEED OF TRUST FOR A MORE PARTICULAR DESCRIPTION OF SAID DEBT AND THE PROVISIONS AND REQUIREMENTS OF SAID DEED OF TRUST, ALL OF WHICH AREASSUMED BY THE GRANTEES HEREIN, WE, HENRY W. MOGAN AND WIFE, MARJORIE H. MOGAN HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID W. M. RALSTON AND WIFE, CLARA L. RALSTON THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A TRACT OF LAND IN THE 7TH, FORMERLY THE 11TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 OF BLOCK "C" ON THE MAP OF THE FIRST ADDITION TO GATEWAY ACRES, A PART OF THE OVERTON LEA ESTATE, NOT OF RECORD, AND DESCRIBED ACCORDING TO A SURVEY MADE MAY 1, 1941, BY BLANCHARD AND PARRISH, ENGINEERS, AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY MARGIN OF SUGAR TREE ROAD, NOW KNOWN AS CLENDENIN ROAD, 240 FEET NORTHERLY FROM THE BEGINNING OF THE CURVE WHERE SAID ROAD TURNS, THE NORTHWEST CORNER OF LOT NO. 4 OF SAID BLOCK; THENCE NORTHERLY WITH THE EASTERLY MARGIN OF SAID CLENDENIN ROAD, 267.9 FEET TO THE SOUTHWEST CORNER OF LOT NO. 2 OF SAID BLOCK; THENCE SOUTH 82°26' EAST, WITH THE LINE BETWEEN SAID LOTS NOS. 2 AND 3, 254.5 FEET TO THE SOUTHEAST CORNER OF SAID LOT NO. 2; ~~THENCE SOUTH 8°14' WEST 284.3 FEET TO THE NORTHEAST CORNER OF SAID LOT NO. 3;~~ THENCE SOUTH 8°14' WEST 284.3 FEET TO THE NORTHEAST CORNER OF SAID LOT NO. 4; AND THENCE NORTH 79°25' WEST, WITH THE LINE BETWEEN SAID LOTS NOS. 3 AND 4, 280.9 FEET TO THE BEGINNING, CONTAINING 1.68 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO HENRY W. MOGAN AND WIFE, MARJORIE H. MOGAN, BY DEED FROM LAURA LEA ROBERTSON, OF RECORD IN BOOK 1165, PAGE 585, 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 W. M. RALSTON AND WIFE, CLARA L. RALSTON, THEIR, heirs and assigns, forever, and WE do covenant with the said W. M. RALSTON AND WIFE, CLARA L. RALSTON 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 AS HEREINBEFORE SET OUT, AND TAXES FOR THE YEAR 1944, WHICH HAVE BEEN PRORATED AS OF OCTOBER 25, 1944 AND ASSUMED BY THE GRANTEES HEREIN.

And WE, HENRY W. MOGAN AND WIFE, MARJORIE H. MOGAN do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said W. M. RALSTON AND WIFE, CLARA L. RALSTON, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 6 day of OCTOBER 1944

HENRY W. MOGAN

MARJORIE H. MOGAN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, C. A. LILLARD a Notary Public in and for said County and State, the within-named HENRY W. MOGAN AND WIFE, MARJORIE H. MOGAN the bargainors, 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 ~~X~~ 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 said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of OCTOBER, 1944

Commission Expires 3 day of [illegible], 19[illegible] Seal [illegible] Notary Public.

RECEIVED OCTOBER 9, 1944 AT 3:15 P.M. - [illegible]