NUMBER 19318 W. L. LOCKHART ET UX TO GEORGE S. YANCEY ET UX
RECORDED JAN. 22, 1945

BRAID MARSHALL & BOOKS CO. NASHVILLE

Book No. 1308

For and in consideration of the sum of $5.00 FIVE & NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION, PAID BY GEORGE S. YANCEY AND WIFE, CHARLOTTE L. YANCEY, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE PURCHASER ASSUMES AND AGREES TO PAY 1944 TAXES ON THE PROPERTY HEREIN CONVEYED, WHICH HAVE BEEN PRO-RATED OF THIS DATE.

WE, W. L. LOCKHART AND WIFE, BEATRICE LOCKHART HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID GEORGE S. YANCEY AND WIFE, CHARLOTTE L. YANCEY, 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. 44 IN THE PLAN OF "EDGEWOOD", E. T. BROWN'S SUBDIVISION OF THE BRANSFORD PLACE, AS OF RECORD IN BOOK NO. 332, PAGE 73, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 44 FRONTS 60 FEET ON THE NORTH SIDE OF EDGEWOOD PLACE, AND EXTENDS BACK NORTHERLY, BETWEEN PARALLEL LINES, 209 FEET, MORE OR LESS, ON ITS WESTERN MARGIN AND 203 FEET, MORE OR LESS, ON ITS EASTERN MARGIN TO JOHNSON AVENUE, HAVING A FRONTAGE OF 50 FEET ON SAID JOHNSON AVENUE.

AND BEING THE SAME PROPERTY CONVEYED TO BEATRICE LOCKHART FROM EUGENE PHILLIPS, TRUSTEE, AS OF RECORD IN BOOK NO. 833, PAGE 133, 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 GEORGE S. YANCEY AND WIFE, CHARLOTTE L. YANCEY THEIR, heirs and assigns, forever, and WE do covenant with the said GEORGE S. YANCEY AND WIFE, CHARLOTTE L. YANCEY 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, W. L. LOCKNART AND WIFE, BEATRICE LOCKHART do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said GEORGE S. YANCEY AND WIFE, CHARLOTTE L. YANCEY, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 30TH day of MARCH 19 44

BEATRICE LOCKHART

W. L. LOCKHART

SOUTH CAROLINA, RICHLAND
STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, CHRISTINA THEODORE a Notary Public in and for said County and State, the within-named W. L. LOCKHART AND WIFE, BEATRICE LOCKHART the bargainor, 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 X 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 FORT JACKSON, S.C. 29TH day of APRIL, 19 44

AT THE PLEASURE OF THE GOVERNOR
My Commission Expires ____ day of ____, 19__ (Seal) CHRISTINA THEODORE
Notary Public.

RECEIVED JAN. 20, 1945 AT 9:22 A.M.

NUMBER 19316 M. D. COHEN TO SARA F. COHEN
RECORDED JAN. 22, 1945

BRAID MARSHALL & BOOKS CO. NASHVILLE

Book No. 1308

For and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLARS CASH IN HAND AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, M. D. COHEN, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MY WIFE, SARA F. COHEN HER HEIRS AND ASSIGNS, 5 CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIVED AS FOLLOWS, TO WIT;

TRACT NO. 1 - BEING LOTS NOS 45 AND 46 ON THE MERIDIAN HILL PLAN OF LOTS, AS OF RECORD IN BOOK NO. 57, PAGE 131, REGISTERS OFFICE FOR DAVIDSON CO. TENN. SAID LOTS 45 AND 46 FRONT 116 FT. ON THE WESTERLY SIDE OF THORNBURG PLACE AND RUN BACK BETWEEN PARALLEL LINES WITH THE NORTHERLY MARGIN OF EDGEHILL, FORMERLY KENTUCKY ST, 150 FT. TO AN ALLEY, BEING THE SAME PROPERTY CONVEYED TO M. D. COHEN BY L. D. PALMER AND WIFE, MRS. K. C. PALMER, BY DEED OF RECORD IN BOOK 394 PAGE 467 R.O.D.C. TENNESSEE.

TRACT NO. 2 - BEING LOT #87 ON THE MERIDIAN HILL PLAN OF LOTS AS OF RECORD IN BOOK NO. 57, PAGE 131, REGISTER'S OFFICE FOR DAVIDSON CO. TENNESSEE. SAID LOT #87 FRONTS 50 FT. ON THE SOUTHERLY SIDE OF EDGEHILL, FORMERLY KENTUCKY ST. AND RUNS BACK BETWEEN PARALLEL LINES 130.3 FT ON THE EAST LINE AND 131.7 FT. ON THE WEST LINE TO AN ALLEY, BEING THE SAME PROPERTY CONVEYED TO M.D. COHEN BY MRS. J. E. JONES, MRS S. Y. CALDWELL, A. J. WHEELER AND WIFE, MARY B. WHEELER, A. V. JONES AND WIFE ISOREL M. JONES, MEDORA JONES AND ROBERTA JONES, BY DEED OF RECORD IN BOOK 426, PAGE 317, R. O. D. C. TENNESSEE.

TRACT NO. 3 - BEING LOT #88 ON THE MERIDIAN HILL PLAN OF LOTS, AS OF RECORD IN BOOK NO. 57, PAGE 131, REGISTERS OFFICE FOR DAVIDSON CO. TENN. SAID LOT NO. 88 FRONTS 54 FT ON THE SOUTHERLY SIDE OF EDGEHILL FORMERLY KENTUCKY ST. AND RUNS BACK BETWEEN PARALLEL LINES 129 FT ON THE EAST LINE AND 130.3 FT ON THE WEST LINE TO AN ALLEY, AND IS BOUNDED ON THE EAST BY AN ALLEY, BEING THE SAME PROPERTY CONVEYED TO M. D. COHEN BY R. E. HAYNES AND WIFE, FRANCES J. HAYNES BY DEED OF RECORD IN BOOK NO. 405, PAGE 582, R. O. D. C. TENNESSEE.

TRACT NO. 4 - BEING LOTS #113 AND 114 ON THE MERIDIAN HILL PLAN OF LOTS, AS OF RECORD IN BOOK #57 PAGE 131, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID LOTS 113 AND 114 FRONT 94 FT. ON THE EASTERLY SIDE OF SHORT 10TH AVENUE, FORMERLY CLAYTON ST., AND RUN BACK 142 FT MORE OR LESS TO AN ALLEY, AND SHOW 90 FT ON SAID ALLEY, BEING THE SAME PROPERTY CONVEYED TO M. D. COHEN BY T. M. GALLAGHER AND WIFE IVA C. GALLAGHER, CHAS. M. GALLAGHER AND MARGARET GALLAGHER BY DEED OF RECORD IN BOOK NO. 769, PAGE 79, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT NO. 5 - BEING LOTS NO. 107-108 AND THE NORTHERLY 19 FT OF LOT #109 ON THE MERIDIAN HILL PLAN OF LOTS, AS OF RECORD IN BOOK #57, PAGE 131, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID LOTS ARE DESCRIBED TOGETHER AS FOLLOWS - BEGINNING AT THE SOUTHWEST CORNER OF CLAYTON STREET AND EDGEHILL STREET, FORMERLY KENTUCKY ST. BEING THE N. E. CORNER OF SAID LOT NO. 107; THEN WITH THE WESTERLY MARGIN OF CLAYTON STREET, SOUTHERLY 115 FT; THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID LOT NO. 109-143 FT, MORE OR LESS, TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY, NORTHERLY 122 FT TO THE SOUTHERLY MARGIN OF EDGEHILL ST; THENCE WITH THE SOUTHERLY MARGIN OF SAID STREET, EASTERLY 144 FT. TO THE BEGINNING. BEING THE SAME PROPERTY CONVEYED TO M. D. COHEN BY R. A. LANDERS AND WIFE, SALLIE V. LANDERS, BY DEED OF RECORD IN BOOK 621, PAGE 574, REGISTERS 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 SARA F. COHEN HER, heirs and assigns, forever, and I do covenant with the said SARA F. COHEN 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 SARA F. COHEN, HER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 2ND day of JANUARY 1945

M/ D/ COHEN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, L. M. COHEN a Notary Public in and for said County and State, the within-named M. D. COHEN 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 X husband, the said X acknowledged the execution of the said instrument to have been done by X 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 2ND day of JANUARY, 1945

Commission Expires 5 day of JULY, 1948 (Seal) L. M. COHEN
Notary Public.

RECEIVED JAN. 20, 1945 AT 9:20 A.M.

SW