MARSHALL & BRUCE CO. NASHVILLE

Book No. 1308

For and in consideration of the sum of NINE HUNDRED ($900.00) DOLLARS CASH IN HAND PAID BY BARNEY EDWARD REASONER AND WIFE, MODINA PEARL REASONER, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, F. R. (RISTINE) BINKLEY AND WIFE, NELL MAY BINKLEY, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID BARNEY EDWARD REASONER AND WIFE, MODINA PEARL REASONER, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 10TH CIVIL DISTRICT - BEGINNING AT ABNER BINKLEY'S S. W. CORNER IN J. M. BINKLEY'S EAST LINE; THENCE NORTH 87-3/4 EAST 35.4 POLES TO A STAKE IN THE NORTHERLY MARGIN OF THE IVY POINT ROAD; THENCE SOUTH 3¼° EAST 69 POLES TO A STAKE ON THE EAST BANK OF A SMALL DRAIN IN HOLLOW; THENCE NORTH 85-3/4° WEST 41.84 POLES TO A STONE IN STERRY'S NORTH BOUNDARY LINE; THENCE NORTH 1-3/4° EAST 66.6 POLES TO THE POINT OF BEGINNING, CONTAINING 16.36 ACRES, MORE OR LESS; AND BEING THE SAME PROPERTY CONVEYED TO JENNIE WHITE GRAVES TO NELL MAY BINKLEY AND F. RISTINE BINKLEY AS IS OF RECORD IN BOOK 1195, PAGE 673, R. O. D. C. TENNESSEE.

BUT, THIS CONVEYENCE IS MADE SUBJECT TO A DEED EXECUTED JULY 12, 1923, BY M. REDING, ET AL, DEDICATING A PUBLIC ROAD THROUGH A POR TION OF SAID LAND WHICH DEDICATORY DEED IS OF RECORD IN BOOK 805, PAGE 483, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENN.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said BARNEY EDWARD REASONER AND WIFE, MODINA PEARL REASONER, THEIR, heirs and assigns, forever, and WE do covenant with the said BARNEY EDWARD REASONER AND WIFE, MODINA PEARL REASONER 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 BARNEY EDWARD REASONER AND WIFE, MODINA PEARL REASONER, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 13TH day of JANUARY 1945

F. RISTEEN BINKLEY

NELLIE MAY BINKLEY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ONA A. OWENS a Notary Public in and for said County and State, the within-named F. RISTINE BINKLEY AND WIFE, NELL MAY BINKLEY 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 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 13TH day of JANUARY, 1945

Commission Expires 8 day of APRIL, 1947 (Seal) ONA A. OWENS Notary Public.

U.S.R.S. $1.10

RECEIVED JAN. 24, 1945 AT 3:30 P.M.

MARSHALL & BRUCE CO. NASHVILLE

Book No. 1308

For and in consideration of the sum of $325.00 THREE-HUNDRED-TWENTY-FIVE AND NO/100 DOLLARS CASH IN HAND PAID BY ALVIN EWING WARD AND WIFE, MARGUERITE WARD, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, LEO BROWN, AN UNMARRIED MAN OF LEGAL AGE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ALVIN EWING WARD AND WIFE, MARGUERITE WARD, 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. 355 IN THE PLAN OF J. M., T. J. AND G. W. HARDING'S PLAN, AS OF RECORD IN BOOK NO. 21, PAGE 80, OT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 355 FRONTS FIFTY (50) FEET ON THE EASTERLY SIDE OF 23RD AVENUE NORTH, AND RUNS BACK BETWEEN PARALLEL LINES 157 FEET TO AN ALLEY.

THIS BEING THE SAME PROPERTY CONVEYED BY DEED FROM JIPPA BAGWELL, A WIDOW TO THE SAID LEO BROWN, ON THE 26TH DAY OF OCTOBER 1944, SEE DEED OF RECORD IN BOOK NO. 1306, PAGE 532, OR THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

NOTE: THE PURCHASER HEREBY ASSUMES THE PAYMENT OF 1945 TAXES.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said ALVIN EWING WARD AND WIFE MARGUERITE WARD, THEIR, heirs and assigns, forever, and I do covenant with the said ALVIN EWING WARD AND WIFE, MARGUERITE WARD 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, LEO BROWN do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said ALVIN EWING WARD AND WIFE MARGUERITE WARD, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 18TH day of JANUARY 1945

LEO BROWN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, FRED K. JONES a Notary Public in and for said County and State, the within-named LEO BROWN 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 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 18TH day of JANUARY, 1945

Commission Expires 4 day of JAN. 1946 (Seal) FRED K. JONES Notary Public.

U.S.R.S. $1.65

RECEIVED JAN. 24, 1945 AT 2:11 P.M.

SW