SAMP MARSHALL & BOONE CO. NASHVILLE

Book No. 1308

For and in consideration of the sum of $10,000.00 TEN THOUSAND AND NO/100 DOLLARS OF WHICH $4,566.10 HAS BEEN PAID IN CASH BY HENRY B. BUCKNER, JR. AND WIFE, MILDRED HYDE BUCKNER, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER THE SAID HENRY B. BUCKNER, JR. AND WIFE, MILDRED HYDE BUCKNER HEREIN ASSUME AND AGREE TO PAY THE BALANCE OF $5,433.90, ON A NOTE PAYABLE TO THE UNION TRUST COMPANY, IN THE ORIGINAL AMOUNT OF $7,000.00, DATED AUGUST 1, 1938, WITH 5% INTEREST, BOTH PRINCIPAL AND INTEREST PAYABLE $46.20 MONTHLY, SECURED BY DEED OF TRUST EXECUTED BY A. L. GOLDBERG, JR. AND WIFE TO HERSCHEL GREER, TRUSTEE, OF RECORD IN BOOK 1089, PAGE 279, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ASSIGNED TO THE NEW YORK LIFE INSURANCE COMPANY BY INSTRUMENT OF RECORD IN BOOK 1070, PAGE 73, SAID REGISTER'S OFFICE. I, JOE M. WARREN, UNMARRIED, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID HENRY B. BUCKNER, JR. AND WIFE, MILDRED HYDE BUCKNER, 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. 24 ON THE PLAN OF GREEN HILLS SUBDIVISION NO. 2, AS OF RECORD IN BOOK 547, PAGE 139, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 24 FRONTS 75 FEET ON THE WESTERLY SIDE OF GREEN HILLS DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JOE. M. WARREN BY DEED FROM GRACE FRIERSON WALKER AND HUSBAND, OF RECORD IN BOOK 1290, PAGE 418, SAID REGISTER'S OFFICE.

THE ABOVE PROPERTY IS CONVEYED SUBJECT TO RESTRICTIVE COVENANTS IN BOOK 770, PAGE 620, 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 HENRY B. BUCKNER, JR. AND WIFE, MILDRED HYDE BUCKNER THEIR, heirs and assigns, forever, and I do covenant with the said HENRY B. BUCKNER, JR. AND WIFE, MILDRED HYDE BUCKNER, 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. EXCEPT AS HEREIN SET OUT

And I, JOE M. WARREN, UNMARRIED, do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said HENRY B. BUCKNER, JR. AND WIFE, MILDRED HYDE BUCKNER, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 15TH day of FEBRUARY 1945

JOE M. WARREN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MAY BELL WOLFE a Notary Public in and for said County and State, the within-named JOE M. WARREN, UNMARRIED, 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 20 day of FEBRUARY, 1945

Commission Expires 2nd day of 4-12-48, 19__ (Seal) MAY BELL WOLFE
Notary Public.

U.S.R.S. $8.20
RECEIVED FEB. 20, 1945 AT 2:15 P.M.

SAMP MARSHALL & BOONE CO. NASHVILLE

Book No. 1308

For and in consideration of the sum of ($5.00) FIVE & NO/100 DOLLARS CASH IN HAND PAID BY CHAS. P. GRAGG AND WIFE, DOROTHY GRAGG, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, A. B. BENEDICT, JR. AND WIFE, SARA BRYAN BENEDICT, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CHAS. P. GRAGG AND WIFE, DOROTHY GRAGG, 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. 46-B ON THE PLAN OF BATTLEFIELD ESTATES, SECTION NO. 1 AS OF RECORD IN BOOK 843, PAGES 96, AND 97, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 46-B FRONTS 75 FEET ON THE NORTHERLY SIDE OF EAST CLAYTON AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 242 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO A. B. BENEDICT, JR. AND WIFE, SARA BRYAN BENEDICT, BY DEED FROM BUFORD P. JONES AND WIFE, OF RECORD IN BOOK 1082, PAGE 404, SAID REGISTER'S OFFICE.

RESTRICTIVE COVENANTS CONTAINED IN DEED FROM NASHVILLE TRUST COMPANY TO BUFORD P. JONES AND WIFE, OF RECORD IN BOOK 975, PAGE 7, 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 CHAS. P. GRAGG AND WIFE, DOROTHY GRAGG THEIR, heirs and assigns, forever, and WE, do covenant with the said CHAS. P. GRAGG AND WIFE, DOROTHY GRAGG 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 THE TAXES FOR THE YEAR 1945 WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEES HEREIN.

And WE, A. B. BENEDICT JR. AND WIFE, SARA BRYAN BENEDICT, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said CHAS. P. GRAGG AND WIFE, DOROTHY GRAGG, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S this 16TH day of FEBRUARY 1945

A. B. BENEDICT JR.

SARA BRYAN BENEDICT

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARGARET FINNEY a Notary Public in and for said County and State, the within-named A. B. BENEDICT, JR. AND WIFE, SARA BRYAN BENEDICT, the X minor 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 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 17TH day of FEBRUARY, 1945

Commission Expires 4 day of JAN. 19 49 (Seal) MARGARET FINNEY
Notary Public.

U.S.R.S. $8.80
RECEIVED FEB. 19, 1945 AT 3:P.M.
SW