NUMBER 23533
RECORDED APRIL 4, 1945

CLARENCE S. KELLER ET UX TO OTIS TODD ET UX

Book No. 1308

For and in consideration of the sum of THREE THOUSAND TWO HUNDRED FIFTY ($3,250.00) AND NO/100 DOLLARS CASH IN HAND PAID BY OTIS TODD AND WIFE, THELMA LEON TODD, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CLARENCE S. KELLER AND WIFE, EMMA MEDERT KELLER, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID OTIS TODD AND WIFE, THELMA LEON TODD, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING PARTS OF LOTS NOS. 23 AND 24 AND ALL OF LOT NO. 25 ON THE REVISED AND CORRECTED MAP OF BERNICE L. DICKERSON'S SUBDIVISION, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY BLANCHARD AND PARRISH, SURVEYORS, JUNE 30, 1937, AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF LANIER DRIVE AT A POINT 1250 FEET SOUTH OF THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD, BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO OTIS TODD AND WIFE, THELMA LEON TODD BY DEED FROM CHARLES D. THORNE AND WIFE, OF RECORD IN BOOK 1227, PAGE 327, REGISTER'S OFFICE FOR SAID COUNTY; THENCE, WITH THE SOUTHERLY LINE OF SAID TODD'S PROPERTY, NORTH 89° WEST 166 FEET TO A STAKE; THENCE SOUTH 16° 9' EAST 40 FEET TO A POST, THE COMMON WESTERLY CORNER OF LOTS NOS. 23, 24, AND 25, 26; THENCE WITH THE LINE BETWEEN LOTS NOS. 25 AND 26, EASTWARDLY 146.5 FEET TO A STAKE ON THE WESTERLY MARGIN OF LANIER DRIVE; THENCE, WITH SAID DRIVE, NORTHWARDLY 75 FEET TO THE BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO CLARENCE S. KELLER AND WIFE, EMMA MEDERT KELLER BY TWO DEEDS, ONE FROM ANNA RAINS LAWSON AND HUSBAND, OF RECORD IN BOOK 971, PAGE 516 AND THE OTHER FROM BERNICE L. DICKERSON, TRUSTEE, ET AL. OF RECORD IN BOOK 946, PAGE 117, 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 OTIS TODD AND WIFE, THELMA LEON TODD, THEIR, heirs and assigns, forever, and WE do covenant with the said OTIS TODD AND WIFE, THELMA LEON TODD 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 OTIS TODD AND WIFE, THELMA LEON TODD, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 19TH day of MARCH 19 45

CLARENCE S. KELLER

EMMA MEDERT KELLER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W. B. FELDKIRCHER a Notary Public in and for said County and State, the within-named CLARENCE S. KELLER AND WIFE, EMMA MEDERT KELLER 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 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 23RD day of MARCH, 19 45

Commission Expires 10 day of JAN, 19 48 (Seal) W. B. FELDKIRCHER Notary Public.

U.S.R.S. $3.85

RECEIVED APRIL 3, 1945 AT 10:51 A.M.

NUMBER 23573
RECORDED APRIL 4, 1945

HERBERT ESKIND ET AL, EXECUTORS TO J. B. VIGDORTH, TRUSTEE

Book No. 1308

For and in consideration of the sum of THIRTEEN THOUSAND ONE HUNDRED FIFTY & 00/100 ($13,150.00) DOLLARS CASH IN HAND PAID BY J. B. VIGDORTH, TRUSTEE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HERBERT ESKIND AND MANUEL ESKIND, AS EXECUTORS UNDER THE WILL OF FANNIE ESKIND, DECEASED, WHOSE WILL IS OF RECORD IN WILL BOOK 59, PAGE 164, OF THE COUNTY COURT CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J. B. VIGDORTH, TRUSTEE, WITH FULL POWER TO SELL OR CONVEY BY DEED OR MORTGAGE WITHOUT THE JOINDER OF ANY BENEFICIARY FOR WHOM HE MAY BE ACTING, HIS SUCCESSORS, AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING PART OF LOT NO. 150 OF BOYD'S HOME TRACT IN NASHVILLE, OF RECORD IN BOOK 21, PAGE 39 OF THE REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHERLY LINE OF WEST END AVENUE AS WIDENED AT A POINT 250 FEET WESTERLY FROM THE WEST LINE OF 19TH AVENUE NORTH; AND RUNNING WESTERLY WITH WEST END AVENUE 50 FEET; THENCE AT RIGHT ANGLES TO WEST END AVENUE NORTHERLY 172 FEET MORE OR LESS TO AN ALLEY; THENCE EASTERLY WITH THE SOUTHERLY LINE OF SAID ALLEY 50 FEET; THENCE AT RIGHT ANGLES SOUTHERLY 172 FEET MORE OR LESS TO THE BEGINNING.

BEING PART OF THE PROPERTY VESTED IN HERBERT ESKIND AND MANUEL ESKIND AS EXECUTORS UNDER THE WILL OF FANNIE ESKIND, DECEASED, OF RECORD IN WILL BOOK 59, PAGE 164, OF THE COUNTY COURT CLERK'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 J. B. VIGDORTH, AS TRUSTEE AFORESAID, HIS SUCCESSORS, ~~heirs~~ and assigns, forever, and WE do covenant with the said J. B. VIGDORTH, AS TRUSTEE 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 J. B. VIGDORTH, TRUSTEE, HIS SUCCESSORS, ~~heirs~~ and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 30TH day of MARCH 19 45.

HERBERT ESKIND

MANUEL ESKIND

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, CALLIE YARBROUGH a Notary Public in and for said County and State, the within-named HERBERT ESKIND AND MANUEL ESKIND, AS EXECUTORS 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 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 30TH day of MARCH, 19 45

Commission Expires 7 day of OCT., 19 46 (Seal) CALLIE YARBROUGH Notary Public.

U.S.R.S. $ 14.85

RECEIVED APRIL 3, 1945 AT 3:33 P.M.

SW