Book No. 1308

For and in consideration of the sum of SIX THOUSAND ($6,000.00) AND NO/100 DOLLARS PAID AND TO BE PAID AS FOLLOWS: $2,948.86 CASH IN HAND PAID BY J. N. WADDELL AND WIFE, BENNIE WADDELL, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER THE SAID J. N. WADDELL AND WIFE, BENNIE WADDELL ASSUME AND AGREE TO PAY THE BALANCE OF $3,051.14 OF AN ORIGINAL INDEBTEDNESS OF $3,600.00 SECURED BY DEED OF TRUST EXECUTED BY JOHN J. HARTMAN AND WIFE, DAISY LEE HARTMAN TO MARVIN K. BARRY, TRUSTEE, OF RECORD IN BOOK 1089, PAGE 275, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,

WE, JOHN J. HARTMAN AND WIFE, DAISY LEE HARTMAN, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J. N. WADDELL AND WIFE, BENNIE WADDELL, 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. 65 ON THE PLAN OF PLEASANT VIEW SUBDIVISION OF MRS. MCCOMBS' PROPERTY, AS OF RECORD IN BOOK 421, PAGE 134, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 65 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF EAST RADNOR, FORMERLY BEYMER, STREET, AND RUNS BACK BETWEEN PARALLEL LINES 177.3 FEET ON THE WESTERLY LINE AND 177.6 FEET, MORE OR LESS, ON THE EASTERLY LINE TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JOHN J. HARTMAN AND WIFE, DAISY LEE HARTMAN BY DEED FROM JAMES H. HUMBERT, ET AL., OF RECORD IN BOOK 1085, PAGE 380, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN DEED FROM MRS. EMMA C. MCCOMBS TO MRS. SARA B. EPPS, DATED FEBRUARY 17, 1917, OF RECORD IN BOOK 494, PAGE 184, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAXES FOR 1945, PRO-RATED.

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. N. WADDELL AND WIFE, BENNIE WADDELL, THEIR ____, heirs and assigns, forever, and WE do covenant with the said J. N. WADDELL AND WIFE, BENNIE WADDELL 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. N. WADDELL AND WIFE, BENNIE WADDELL, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 23RD day of APRIL 19 45

JOHN J. HARTMAN

DAISY LEE HARTMAN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E. B. WALTON a Notary Public in and for said County and State, the within-named JOHN J. HARTMAN AND WIFE, DAISY LEE HARTMAN 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 23 day of APRIL, 1945

Commission Expires 5 day of APR. 19 49 (Seal) E. B. WALTON Notary Public.

RECEIVED MAY 3, 1945 AT 3:10 P.M.

Book No. 1308

For and in consideration of the sum of TEN & NO/100 DOLLARS CASH IN HAND PAID BY LINNIE G. YATES AND HUSBAND VICTOR H. YATES, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED I, A. J. GRIGSBY, JR., TRUSTEE WITH POWER AND AUTHORITY TO RECONVEY TO LINNIE G. YATES AND HUSBAND VICTOR H. YATES, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID LINNIE G. YATES AND HUSBAND VICTOR H. YATES, AS TENANTS BY THE ENTIRETY 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. 13, ON A MAP OF A SUBDIVISION OF G. P. ROSE'S PROPERTY, AS OF RECORD IN BOOK NO. 547, PAGE 74, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 13, FRONTS 53 FEET OF THE SOUTHERLY SIDE OF GLENROSE AVE, AND RUNS BACK BETWEEN PARALLEL LINES, 170 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO V. H. YATES AND WIFE, LINNIE G. YATES, BY DEED FROM CLARANCE R. BARNHILL AND WIFE, OF RECORD IN BOOK 989, PAGE 189, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING THE SAME PROPERTY CONVEYED TO LENNNIE GREER YATES, BY DECREE OF THE CIRCUIT COURT, FOR DAVIDSON COUNTY, TENNESSEE, ENTERED IN BOOK NO. 89, PAGE 331, IN SAID OFFICE OF THE CIRCUIT COURT CLERK FOR DAVIDSON COUNTY, TENNESSEE. AND RECORDED IN BOOK NO. 1260 PAGE 400, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING THE SAME PROPERTY CONVEYED TO A. J. GRIGSBY, JR., TRUSTEE, WITH POWER AND AUTHORITY TO RECONVEY TO LINNIE G. YATES AND HUSBAND VICTOR H. YATES, TO ALL OF SAID DEEDS AND DECREE, REFERENCE IS HEREBY SPECIALLY MADE. THIS CONVEYANCE IS MADE AS TRUSTEE WITH POWER AND AUTHORITY TO RECONVEY TO LINNIE G. YATES AND HUSBAND VICTOR H. YATES, AS SHOWN BY DEED FROM LINNIE GREER YATES TO A. J. GRIGSBY, JR., TRUSTEE, AND CONVEYS ALL ALL THE RIGHT TITLE AND INTEREST THAT HE HAS, BUT NOT FURTHER OR OTHERWISE.

(*) AS TRUSTEE, WITH POWER AND AUTHORITY TO RECONVEY TO LINNIE G. YATES AND HUSBAND VICTOR H. YATES

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said LINNIE G. YATES AND HUSBAND VICTOR H. YATES, AS TENANTS BY THE ENTIRETY THEIR, heirs and assigns, forever, and I do covenant with the said LINNIE G. YATES AND HUSBAND VICTOR H. YATES WITH POWER AND AUTHORITY 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, AS TRUSTEE do further covenant and bind MYSELF MY SUCCESSORS AND ASSIGNS heirs and representatives, to warrant and forever defend the title to said land to the said LUNNIE G. YATES AND HUSBAND VICTOR H. YATES, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 3RD day of MAY 1945

A. J. GRIGSBY JR.
TRUSTEE, ETC

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, BERTIE M. BINKLEY a Notary Public in and for said County and State, the within-named A. J. GRIGSBY JR. 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 3 day of MAY, 1945

Commission Expires 7 day of JULY, 1946 (Seal) BERTIE M. BINKLEY Notary Public.

RECEIVED MAY 3, 1945 AT 2:41 P.M.

SW