NUMBER 27875
RECORDED JUNE 12, 1945

A. J. HICKERSON ET UX TO LENA JACKSON

BAIRD-MARSHALL & BERGER CO. NASHVILLE

Book No. 1308

For and in consideration of the sum of THREE THOUSAND ($3,000.00) AND NO/100 DOLLARS CASH IN HAND PAID BY LENA JACKSON, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, A. J. HICKERSON AND WIFE, LAURA V. HICKERSON HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID LENA JACKSON, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

~~WE, A. J. HICKERSON AND WIFE, LAURA V. HICKERSON HAVE~~

LAND IN THE 6TH CIVIL DISTRICT OF SAID COUNTY, BEING LOT NO. 94 AND THE EASTERLY 25 FEET FRONT OF LOT NO. 93 ON THE MAP OF PATTERSON'S SUBDIVISION OF MAPLE HILL, AS OF RECORD IN BOOK 332, PAGE 75, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 94 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF PATTERSON STREET AND RUNS BACK BETWEEN PARALLEL LINES 159.1 FEET ON THE WESTERLY LINE AND 158.7 FEET ON THE EASTERLY LINE TO AN ALLEY.

SAID PART OF LOT NO. 93 FRONTS 25 FEET ON THE SOUTHERLY SIDE OF PATTERSON STREET AND RUNS BACK BETWEEN PARALLEL LINES 159 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO A. J. HICKERSON AND WIFE, LAURA V. HICKERSON, BY DEED FROM LAURA J. COLEMAN, OF RECORD IN BOOK 946, PAGE 360, SAID REGISTER'S OFFICE.

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 LENA JACKSON HER, heirs and assigns, forever, and WE do covenant with the said LENA JACKSON 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 LENA JACKSON, HER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 11TH day of JUNE 1945.

A. J. HICKERSON

LAURA V. HICKERSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E. R. WALTON a Notary Public in and for said County and State, the within-named A. J. HICKERSON AND WIFE, LAURA V. HICKERSON 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 X wife of the said, 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 11 day of JUNE, 1945

Commission Expires 4-5-49, 19 (Seal) E. R. WALTON
Notary Public.

U.S.R.S. $5.50
RECEIVED JUNE 11, 1945 AT 1:51 P.M.

NUMBER 27899
RECORDED JUNE 12, 1945

JOSEPHINE PRICE TO CORDELLA ANN TUNSTILL

BAIRD-MARSHALL & BERGER CO. NASHVILLE

Book No. 1308

For and in consideration of the sum of ($5000.00) FIVE THOUSAND AND NO/100 DOLLARS CASH IN HAND PAID BY CORDELLA ANN TUNSTILL, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, JOSEPHINE PRICE, A WIDOW, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER ADN CONVEY UNTO THE SAID CORDELLA ANN TUNSTILL, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 20 IN CHEATHAM'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, AS OF RECORD IN BOOK 21, PAGE 131, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 20 FRONTS 45 FEET ON THE NORTH SIDE OF RUSSELL, STREET AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JAMES W. PRICE AND WIFE, JOSEPHINE PRICE, BY DEED FROM CHARLES R. CRAIG AND WIFE, OF RECORD IN BOOK 1160, PAGE 316, SAID REGISTER'S OFFICE, THE SAID JAMES W. PRICE HAVING SINCE DIED.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said CORDELLA ANN TUNSTILL HER, heirs and assigns, forever, and I do covenant with the said CORDELLA ANN TUNSTILL 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 CITY, STATE AND COUNTY TAXES FOR THE YEAR 1945 WHICH HAVE BEEN PRORATED AND ASSUMED BY THE PURCHASER HEREIN.

And I, JOSEPHINE PRICE do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said CORDELLA ANN TUNSTILL, HER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 6TH day of JUNE 1945

MRS. JOSEPHINE PRICE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, EDWIN E. CARLSON a Notary Public in and for said County and State, the within-named JOSEPHINE PRICE the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And X X wife of the said, 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 11 day of JUNE, 1945

Commission Expires 10 day of JULY, 1945 (Seal) EDWIN E. CARLSON
Notary Public.

U.S.R.S. $5.50
RECEIVED JUNE 11, 1945 AT 3:41 P.M.
SW