NUMBER 28156
RECORDED JUNE 16, 1945

R. L. CLINE TO DEED ADAM A. NAPIER ET UX

MARSHALL & BRUCE CO. NASHVILLE

Book No. 1308

For and in consideration of the sum of TWO HUNDRED FIFTY & NO/100 ($250.00) DOLLARS TO ME CASH IN HAND PAID BY ADAM A. NAPIER AND WIFE, VIOLA A. NAPIER, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, -

I, R.L. CLINE, A WIDOWER, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ADAM A. NAPIER AND WIFE, VIOLA A. NAPIER, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 40 IN THE SUBDIVISION OF THE WATERS PLACE, ON MABEY LANE, A PLAN OF WHICH IS RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, BOOK 332, PAGE 135, BEGINNING AT A POINT IN THE SOUTH MARGIN OF OAKHURST AVENUE AND THE WEST BOUNDARY OF E. L. WHITE'S LAND; THENCE IN A WESTERLY DIRECTION FIFTY FEET ALONG SAID OAKHURST AVENUE; THENCE IN A SOUTHERLY DIRECTION 150 FEET TO AN ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG SAID ALLEY FIFTY FEET TO THE WESTERN BOUNDARY OF E. L. WHITE'S LAND; THENCE IN A NORTHERLY DIRECTION 150 FEET TO THE BEGINNING, BEING THE SAME PROPERTY CONVEYED TO R. L. CLINE BY DEED FROM THE FIRST SAVINGS BANK AND TRUST COMPANY, TRUSTEE, RECORDED IN BOOK 833, PAGE 265, 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 ADAM A. NAPIER AND WIFE VIOLA A. NAPIER, THEIR heirs and assigns, forever, and ~~do covenant with the said~~ I COVENANT 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 BY TAXES FOR THE YEAR 1945, WHICH WILL BE PRORATED AS OF THIS DATE; AND I DO

And ~~I~~ do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said ADAM A. NAPIER AND WIFE, VIOLA A. NAPIER, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this THE 12TH day of JUNE 1945

R. L. CLINE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MRS. ETHEL M. FRAZER a Notary Public in and for said County and State, the within-named R. L. CLINE, A WIDOWER, the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within FOREGOING 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 THE 12TH day of JUNE, 1945

Commission Expires 15 day of JULY, 1948 (Seal) MRS. ETHEL M. FRAZER
Notary Public.

U.S.R.S. 55¢
RECEIVED JUNE 15, 1945 AT 11:50 A.M.

NUMBER 28161
RECORDED JUNE 18, 1945

FRANK BRUER TO C. B. ROLLINS

MARSHALL & BRUCE CO. NASHVILLE

Book No. 1308

For and in consideration of the sum of ONE DOLLAR ($1.00) CASH IN HAND PAID, RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, AND OTHER VALUABLE CONSIDERATIONS, WE, FRANK BRUER AND WIFE, LAURA J. BRUER, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. B. ROLLINS, HIS HEIRS AND ASSIGNS, A CERTAIN LOT OR PARCEL OF LAND LOCATED IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PROPERTY CONVEYED BY THE GRANTOR TO EMMA LOUISE ROLLINS ON JANUARY 18, 1941; THENCE EASTWARDLY WITH THE NORTH LINE OF STEWART STREET 50 FEET TO A CORNER; THENCE NORTHWARDLY AT RIGHT ANGLES WITH THE SAID NORTH LINE OF STEWART STREET, 118.91 FEET TO A POINT WHICH IS 26.3 FEET SOUTH OF THE CENTERLINE OF THE SOUTH BOUND MAIN TRACK OF THE NASHVILLE, CHATTANOOGA & ST. LOUIS RAILWAY IF MEASURED AT RIGHT ANBLES THERETO; THENCE WESTWARDLY, PARALLEL WITH SAID MAIN TRACK, 54.1 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY CONVEYED TO EMMA LOUISE ROLLINS ON JANUARY 18, 1941; THENCE SOUTHWARDLY WITH THE EAST BOUNDARY LINE OF THE LAST MENTIONED PROPERTY, 98.26 FEET TO THE POINT OF BEGINNING, CONTAINING 5425 SQUARE FEET, MORE OR LESS, AND BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR HEREIN BY DEED DATED MAY, 1945, RECORDED IN DEED BOOK 1320, PAGE 486. REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, BY THE TENNESSEE PROPERTY COMPANY.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said C. B. ROLLINS, HIS, heirs and assigns, forever, and WE FURTHER do covenant with the said C. B. ROLLINS 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, FRANK BRUER AND WIFE, LAURA J. BRUER, do further covenant and bind OURSELVES, OUR heirs and ~~representatives~~ ASSIGNS, to warrant and forever defend the title to said land to the said C. B. ROLLINS, HIS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 25TH day of MAY 1945

FRANK BRUER
LAURA J. BRUER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARY B. MCALPINE a Notary Public in and for said County and State, the within-named FRANK BRUER AND WIFE, LAURA J. BRUER, 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 25TH day of MAY, 1945

Commission Expires 8 day of 12, 1945 (Seal) MARY B. MCALPINE
Notary Public.
DAVIDSON COUNTY, TENNESSEE.

U.S.R.S. 55¢
RECEIVED JUNE 15, 1945 AT 12:25 P.M.
SW