Book No. 1309

For and in consideration of the sum of ONE ($1.00) AND NO/100 DOLLARS CASH IN HAND PAID AND THE FURTHER CONSIDERATION OF THE LOVE AND AFFECTION I HAVE FOR MY DAUGHTER, JENNIE MAE BURNS SHUTE, I, MINNIE BURNS, A WIDOW, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JENNIE MAE BURNS SHUTE, 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. 25 OF BLOCK NO. 1, CUMBERLAND NURSERIES SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 161, PAGE 35, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 25 FRONTS 50 FEET ON THE NORTH SIDE OF FLAT ROCK AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 187½ FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MINNIE BURNS BY DEED FROM JOHN BURNS, ET AL. OF RECORD IN BOOK 1142, PAGE 531, 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 JENNIE MAE BURNS SHUTE, HER, heirs and assigns, forever, and I do covenant with the said JENNIE MAE BURNS SHUTE 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 do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said JENNIE MAE BURNS SHUTE, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 22ND day of NOVEMBER 1944

MINNIE BURNS

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 MINNIE BURNS, A WIDOW the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And wife of the said, having appeared before me privately and apart from husband, the said 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 27TH day of NOVEMBER, 1944

Commission Expires 8 day of APRIL, 1945 (Seal) E. B. WALTON
Notary Public.

RECEIVED DECEMBER 26, 1944 AT 1:26 P.M. - DS

Book No. 1309

For and in consideration of the sum of ONE DOLLAR DOLLARS AND OTHER GOOD AND SUFFICIENT CONSIDERATION TO ME IN HAND THIS DAY PAID BY A.J.GRUBBS AND WIFE, VERLA V.GRUBBS, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED,

I, J.W.YOKLEY, AN UNMARRIED MAN, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID A.J.GRUBBS AND WIFE, VERLA V.GRUBBS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE SOUTHERLY 100 FEET OF LOTS NOS. 1002, 1004, 1006, 1008, AND 1010, AND THE SOUTHERLY 100 FEET OF THE EASTERLY 15 FEET OF LOT NO.1012 OF BLOCK 159, PLAN NO.1, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGES 74 AND 75, REGISTERS OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF 51ST AVENUE, NORTH, FORMERLY 10TH STREET, AT A POINT 50 FEET SOUTH OF THE SOUTHERLY MARGIN OF INDIANA AVENUE; THENCE WITH THE WESTERLY MARGIN OF 51ST AVENUE, NORTH, SOUTHWARDLY 100 FEET TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY WESTWARDLY 150 FEET; THENCE NORTHWARDLY AND PARALLEL WITH 51ST AVENUE, NORTH, 100 FEET; THENCE EASTWARDLY AND PARALLEL WITH INDIANA AVENUE, 150 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO J.W.YOKLEY BY DEED OF RECORD IN BOOK 1157, PAGE 646, R.O.D.C. 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 A.J.GRUBBS AND WIFE, VERLA V.GRUBBS, THEIR, heirs and assigns, forever, and I do covenant with the said A.J.GRUBBS AND WIFE, VERLA V. GRUBBS, 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 HOME OWNERS LOAN AND TAXES WHICH ARE ASSUMED BY GRANTEES.

And I, THE SAID J.W.YOKLEY do further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said land to the said A.J.GRUBBS AND WIFE, VERLA V.GRUBBS, --, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 15TH day of AUGUST 1941.

X J.W.YOKLEY.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J.J.LUTIN a Notary Public in and for said County and State, the within-named J.W.YOKLEY, AN UNMARRIED MAN, the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

And wife of the said, having appeared before me privately and apart from husband, the said 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 15TH day of AUGUST, 1941.

Commission Expires 10-10-43, 19-- (Seal) J.J.LUTIN,
Notary Public.

RECD DEC. 23, 1944 AT 10:35 A.M.