Book No. 1309

For and in consideration of the sum of ONE & 00/100 ($1.00) DOLLARS CASH IN HAND PAID BY MARCUS L.GREEN AND WIFE, MILDRED GREEN, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I, C.H.BRILEY,JR., TRUSTEE, PURSUANT TO THE POWER AND AUTHORITY VESTED IN ME IN THE DEED FROM J.LEROY DAVIS AND WIFE, OF RECORD IN BOOK 1314, PAGE 235, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MARCUS L.GREEN AND WIFE, MILDRED GREEN,THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING A PART OF THE NORTH PART OF LOT NO.7 ON THE UNRECORDED SUBDIVISION OF NOELTON, AND LYING IMMEDIATELY NORTH OF LOT NO.4 ON THE MAP OF J.LEROY DAVIS' UNRECORDED SUBDIVISION OF PARTS OF LOTS NOS. 7 AND 8 OF SAID NOELTON, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY LEWIS D. JUSTICE, SURVEYOR, ON MARCH 9, 1945, AS FOLLOWS:

BEGINNING AT THE COMMON NORTHERLY CORNER OF LOTS NOS. 4 AND 5 IN THE UNRECORDED SUBDIVISION OF LOT NO.7 ABOVE MENTIONED, BEING THE COMMON CORNER OF THE SELENE STEWART AND MARCUS L.GREEN LOTS, SAID POINT BEING 175 FEET MORE OR LESS NORTH OF THE NORTH MARGIN OF BATTLEFIELD DRIVE; THENCE NORTHERLY 103.4 FEET TO A STAKE IN THE SOUTH MARGIN OF THE RIGHT-OF-WAY OF THE TENNESSEE CENTRAL RAILROAD; THENCE WITH THE MARGIN OF THE SAME, EASTERLY 65.9 FEET MORE OR LESS TO A STAKE; THENCE SOUTHERLY 112.2 FEET TO THE COMMON NORTHERLY CORNER OF THE GREEN AND RANKIN PROPERTIES, BEING THE CORNER OF LOTS NOS. 3 AND 4; THENCE ALONG THE NORTH LINE OF LOT NO.4, BEING THE GREEN LOT, WESTERLY 65 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO C.H.BRILEY,JR., TRUSTEE, BY DEED FROM J.LEROY DAVIS AND WIFE, OF RECORD IN BOOK 1314, PAGE 235, REGISTERS OFFICE FOR SAID COUNTY.

CERTAIN RESTRICTIVE COVENANTS APPEARING OF RECORD IN BOOK 1165, PAGE 583, SAID REGISTERS OFFICE, SHALL BE AND ARE HEREBY DECLARED TO EFFECT THE PROPERTY HEREIN DESCRIBED, AS FULLY AS IF THE SAME WERE COPIED HEREIN IN FULL AND SHALL BE COVENANTS AND CONDITIONS RUNNING WITH THE LAND AS SET OUT IN SAID INSTRUMENT.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MARCUS L.GREEN AND WIFE, MILDRED GREEN, THEIR, heirs and assigns, forever, and I do covenant with the said MARCUS L.GREEN AND WIFE, MILDRED GREEN 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, C.H.BRILEY,JR., TRUSTEE do further covenant and bind MYSELF, MY SUCCESSORS and representatives, to warrant and forever defend the title to said land to the said MARCUS L.GREEN AND WIFE, MILDRED GREEN, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 14TH day of MARCH, 1945.

C.H.BRILEY,JR., TRUSTEE

C.H.BRILEY,JR.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LOUISE EDWARDS a Notary Public in and for said County and State, the within-named C.H.BRILEY,JR., AS TRUSTEE AND INDIVIDUALLY, 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 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 14TH day of MARCH, 1945.

Commission Expires 8 day of JULY, 1947. (Seal) LOUISE EDWARDS, Notary Public.

U.S.R.S. $0.55
RECD MARCH 21, 1945 AT 12:10 P M

Book No. 1309

For and in consideration of the sum of $9500.00 - - - NINETY-FIVE HUNDRED - - - DOLLARS CASH IN HAND PAID BY JAMES PRESTON CLEMMONS AND WIFE, SALLIE B. CLEMMONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

AND THE SAID JAMES PRESTON CLEMMONS AND SALLIE B. CLEMMONS, HEREBY ASSUME AND AGREE TO PAY THE 1945 TAXES ON THE PROPERTY HEREIN CONVEYED.

WE, JOHN M.KILE AND WIFE, MARY NELL KILE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JAMES PRESTON CLEMMONS AND WIFE, SALLIE B.CLEMMONS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE NORTH ONE-HALF OF LOT NO.174 ON THE MAP OF BELMONT LAND COMPANY'S PLAN CALLED "BELMONT HEIGHTS", OF RECORD IN BOOK 421, PAGE 34, REGISTERS OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT NO.174 FRONTS 53 FEET ON THE WESTERLY SIDE OF BELMONT BOULEVARD, AND RUNS BACK, BETWEEN LINES, 175 FEET TO AN ALLEY IN THE REAR, ON WHICH IT MEASURES 45 FEET, MORE OR LESS.

AND BEING THE SAME PROPERTY CONVEYED TO JOHN M.KILE AND WIFE, MARY NELL KILE, BY DEED FROM ELIZA A. MATTHEWS, A WIDOW, OF RECORD IN BOOK 1272, PAGE 201, SAID REGISTERS 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 JAMES PRESTON CLEMMONS AND WIFE, SALLIE B. CLEMMONS, THEIR, heirs and assigns, forever, and WE do covenant with the said JAMES PRESTON CLEMMONS AND SALLIE B. CLEMMONS 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, JOHN M.KILE AND MARY NELL KILE, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said JAMES PRESTON CLEMMONS AND WIFE, SALLIE B. CLEMMONS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 1ST day of MARCH, 1945.

JOHN M.KILE

MARY NELL KILE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, C.B.TUCKER a Notary Public in and for said County and State, the within-named JOHN M.KILE AND WIFE, MARY NELL KILE, the bargainor, 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 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 6TH day of MARCH, 1945.

Commission Expires 7 day of OCT., 1947. (Seal) C.B.TUCKER, Notary Public.

U.S.R.S. $10.55
RECD MARCH 21, 1945 AT 2:02 P M