Book No. 1309

For and in consideration of the sum of ---- $1.00 --------- ONE AND NO/100 DOLLARS TO US IN HAND PAID BY ANNIE PHELAN STEPHENS, THE EXCHANGE OF OTHER PROPERTY, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED,

WE, ROSETTA PHELAN, WIDOW, OF J.W.PHELAN, NELLIE PHELAN RAGAN, W.HENRY PHELAN, C.HORACE PHELAN, GEORGIA PHELAN BOYCE AND BIRDIE PHELAN MILLER, THE HEIRS AT LAW OF J.W.PHELAN, DECEASED, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ANNIE PHELAN STEPHENS, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LANDS LYING IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND -

"BEGINNING AT A POINT IN THE CENTER OF THE BRICK CHURCH PIKE, THE NORTHEAST CORNER OF THE NELLIE RAGAN "B" TRACT; THENCE WITH THE CENTER LINE OF SAID BRICK CHURCH PIKE AS FOLLOWS: SOUTH 4 DEGREES 15 MINUTES WEST 242 FEET TO A POINT; THENCE SOUTH ONE (1) DEGREE EAST 200 FEET TO A POINT; THENCE SOUTH 10 DEGREES 30 MIN. EAST 270 FEET TO A POINT IN THE CENTER OF BRICK CHURCH PIKE; THE NORTHEAST CORNER OF THE NELLIE RAGAN "A" TRACT; THENCE SOUTH 74 DEGREES WEST 170 FEET TO A POINT; THENCE SOUTH 23 DEGREES WEST 100 FEET TO A POST; THENCE NORTH 52 DEGREES WEST 302 FEET TO AN ELM TREE; THENCE NORTH 54 DEGREES WEST 835 FEET TO A RED OAK TREE; THENCE NORTH 63 DEGREES 15 MIN. WEST 720 FEET TO A STAKE IN THE EAST BOUNDARY FENCE OF THE BENTON TRACT, THE NORTHWEST CORNER OF THE NELLIE RAGAN "A" TRACT; THENCE WITH SAID EAST BOUNDARY OF THE BENTON TRACT NORTH 3 DEGREES 30 MIN. EAST 563 FEET TO A FENCE CORNER IN THE SOUTH BOUNDARY OF THE BYZET TRACT; THENCE WITH SAID SOUTH BOUNDARY OF THE BYZET TRACT SOUTH 89 DEGREES EAST 715 FEET TO A POINT; THENCE SOUTH 2 DEGREES 30 MIN. WEST 380 FEET TO A POINT; THENCE SOUTH 72 DEGREES EAST 1043 FEET TO THE POINT OF BEGINNING, CONTAINING 29.15 ACRES, MORE OR LESS, AND BEING PART OF THE SAME PROPERTY CONVEYED TO J.W.PHELAN BY DEED OF ROBERT VAUGHN, C.&M., OF RECORD IN BOOK 447, PAGE 641, 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 ANNIE PHELAN STEPHENS, HER - - - - - - - , heirs and assigns, forever, and WE do covenant with the said ANNIE PHELAN STEPHENS, - - - 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, ROSETTA PHELAN, WIDOW, NELLIE PHELAN RAGAN, W.HENRY PHELAN, C.HORACE PHELAN, GEORGIA PHELAN BOYCE AND BIRDIE PHELAN MILLER, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said ANNIE PHELAN STEPHENS, HER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 23RD day of MARCH, 1945.

ROSETTA PHELAN.
NELLIE PHELAN RAGAN
C.HORACE PHELAN
W.HENRY PHELAN
GEORGIA PHELAN BOYCE
BIRDIE PHELAN MILLER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MATTIE J.BOYD, a Notary Public in and for said County and State, the within-named ROSETTA PHELAN, WIDOW, NELLIE PHELAN RAGAN, W.HENRY PHELAN, C.HORACE PHELAN, GEORGIA PHELAN BOYCE AND BIRDIE PHELAN MILLER 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 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 23RD day of MARCH, 1945.

Commission Expires 3 day of APRIL, 1948. (Seal) MATTIE J.BOYD, Notary Public.

U.S.R.S. $2.65

RECD APRIL 10, 1945 AT 12:45 P.M.

Book No. 1309

For and in consideration of the sum of ONE (1.00) AND NO/100 DOLLARS CASH IN HAND PAID BY W.E.PILKERTON AND WIFE, WILLIE B. PILKERTON, AND THE EXCHANGE OF OTHER PROPERTY ACCEPTED AS CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, G.H.GREENE AND WIFE, LILLY S. GREENE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID W.E.PILKERTON AND WIFE, WILLIE B. PILKERTON, 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.1 ON THE PLAN OF V.S.LINDSLEY'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 25, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO.1 FRONTS 50 FEET ON THE EASTERLY SIDE OF NORTH FIRST STREET, FORMERLY WHITES CREEK PIKE, AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE NORTHERLY MARGIN OF GRACE, FORMERLY JOSEPHINE, STREET, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO G.H.GREENE AND WIFE, LILLY S. GREEN, BY DEED FROM R.E.PERDUE AND WIFE, OF RECORD IN BOOK 853, PAGE 99, SAID REGISTERS OFFICE.

TAXES FOR THE YEAR 1945 ASSUMED BY PURCHASERS.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said W.E.PILKERTON AND WIFE, WILLIE B.PILKERTON, THEIR, heirs and assigns, forever, and WE do covenant with the said W.E.PILKERTON AND WIFE, WILLIE B.PILKERTON 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 W.E.PILKERTON AND WIFE, WILLIE B.PILKERTON, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 23RD day of JANUARY, 1945.

G.H.GREENE
LILLY S.GREENE

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 G.H.GREENE AND WIFE, LILLY S. GREENE 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 husband X, 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 24 day of JAN., 1945.

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

U.S.R.S. $2.20.

RECD APRIL 10, 1945 AT 9:25 A.M.