BAGG MUNDELL & BAGG CO. NASHVILLE

Book No. 1309

For and in consideration of the sum of FIVE HUNDRED, SEVENTY-SIX ($576.00) AND 00/100 DOLLARS CASH IN HAND PAID BY OTHA E. CLEMONS AND WIFE ANN CLEMONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, MADELENE LOUISE SCHMITT AND HUSBAND E.J.W.SCHMITT HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID OTHA E.CLEMONS AND WIFE ANN CLEMONS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE NORTHERLY 50 FEET OF THE SOUTHERLY 100 FEET OF THE EASTERLY 150 FEET, MORE OR LESS, OF LOT NO.29 IN O.B.HAYES PLAN OF LARGE LOTS, CALLED "ROKEBY" AS OF RECORD IN BOOK NO.21, PAGE 87, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MADELENE LOUISE SCHMITT, BY DEED FROM GEORGE V.MILLER AND WIFE PEARL J.MILLER OF RECORD IN BOOK 1046, PAGE 26, REGISTERS OFFICE FOR SAID COUNTY.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said OTHA E. CLEMONS AND WIFE ANN CLEMONS, THEIR - - - - , heirs and assigns, forever, and WE do covenant with the said OTHA E. CLEMONS AND WIFE ANN CLEMONS - - - - - - 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, MADELENE LOUISE SCHMITT AND HUSBAND E.J.W.SCHMITT do further covenant and bind OURSELVES, OUR - - heirs and representatives, to warrant and forever defend the title to said land to the said OTHA E. CLEMONS AND WIFE ANN CLEMONS , THEIR -- heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 10TH., day of MARCH - - - - - - - - - , 1945

MADELENE LOUISE SCHMITT

E.J.W.SCHMITT

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MRS. MARGARET DOYLE a Notary Public in and for said County and State, the within-named MADELENE LOUISE SCHMITT AND HUSBAND E.J.W.SCHMITT 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 10TH day of MARCH - - - - , 1945.

Commission Expires - - day of APR 10, 1945 (Seal) MRS.MARGARET DOYLE,
Notary Public.

U.S.R.S. $1.10
RECD APRIL 25, 1946 AT 11:25 A.M.

BAGG MUNDELL & BAGG CO. NASHVILLE

Book No. 1309

For and in consideration of the sum of- - ONE THOUSAND & NO/100 - - - - -($1,000.00) - DOLLARS CASH IN HAND PAID BY C.A.HESTER, ~~RECEIPT OF WHICH IS HEREBY~~ ACKNOWLEDGED

I, ELOISE R.JORDAN HAVE BARRGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID C.A.HESTER, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING PART OF LOT NO.20 ON THE SECOND PLAN OF DAVIDSON ACADEMY LOTS, CALLED "OUT LOTS", NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF SECOND AVENUE SOUTH AT A POINT 120 FEET NORTH OF THE NORTHERLY MARGIN OF PEABODY STREET, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO MAURICE GROSS AND WIFE BY DEED FROM HIGHLAND GARAGE, INC., OF RECORD IN BOOK 840, PAGE 238, REGISTERS OFFICE FOR SAID COUNTY, THENCE WITH THE EASTERLY MARGIN OF SAID AVENUE, NORTHWARDLY 50 FEET TO THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO MACK SMITH AND WIFE, BY DEED FROM P.V.RAY AND WIFE, OF RECORD IN BOOK 796, PAGE 44, SAID REGISTERS OFFICE; THENCE WITH SAID SMITH'S SOUTHERLY LINE EASTWARDLY 98 FEET MORE OR LESS TO A POINT HALFWAY TO FIRST AVENUE SOUTH, THENCE SOUTHWARDLY 50 FEET TO THE NORTHWEST CORNER OF SAID GROSS PROPERTY, THENCE WITH THE NORTHERLY LINE OF SAME, WESTWARDLY 98 FEET, MORE OR LESS, TO THE BEGINNING.

AND BEING THE SAME PROPERTY DEEDED TO ELOISE R.JORDAN BY JOHN E.COBB, COUNTY COURT CLERK, AS OF RECORD IN BOOK 1247 PAGE 593 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 C.A.HESTER, HIS , heirs and assigns, forever, and I do covenant with the said C.A.HESTER 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 THE 1945 TAXES WHICH ARE ASSUMED BY THE PURCHASER.

And I, ELOISE R.JORDAN do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said C.A.HESTER, HIS , heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand S, this 24TH day of APRIL, 1945

ELOISE R.JORDAN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J.L.BLAND a Notary Public in and for said County and State, the within-named ELOISE R.JORDAN the bargainor, with whom I am personally acquainted, and who acknowledged that SHE 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, X 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 APRIL, 1945

Commission Expires 5 day of APR, 1949. (Seal) J.L.BLAND
Notary Public.

U.S.R.S. $1.10
RECD APRIL 25, 1945 AT 11:52 A.M.