NUMBER 18735 RECORDED JAN 8, 1945 C.L. LINDSAY ET UX TO WM. O. LEE, TR

Book No. 1316

For and in consideration of the sum of TWO THOUSAND FIVE HUNDRED ($2,500.00) AND NO/100 DOLLARS CASH IN HAND PAID BY WILLIAM O. LEE, TRUSTEE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, C.L. LINDSAY AND WIFE, MARY MCCAULEY LINDSAY, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID WILLIAM O. LEE TRUSTEE, WITH FULL POWER TO SELL AND CONVEY OR TO MORTGAGE THE SAME OR OTHERWISE DISPOSE THEREOF WITHOUT THE JOINDER OF THE BENEFICIARY, HIS SUCCESSORS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

FIRST TRACT: BEING LOT NO. 4 AND THE EASTERLY HALF OF LOT NO. 5 OF BLOCK II ON THE PLAN OF CHARLOTTE PARK COMPANY'S SECOND ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 57 PAGES 160 AND 161, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 4 AND PART OF LOT NO. 5 FRONT TOGETHER 75 FEET ON THE SOUTHERLY SIDE OF PARK AVENUE, FORMERLY FIRST AVENUE, AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO C.L. LINDSAY AND WIFE, MARY MCCAULEY LINDSAY, BY DEED FROM AMERICAN NATIONAL BANK, TRUSTEE, OF RECORD IN BOOK 1090 PAGE 137 SAID REGISTER'S OFFICE.

SECOND TRACT: BEING LOT NO. 118 ON THE MAP OF HORTENSE PLACE, AS OF RECORD IN BOOK 161 PAGE 167, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO. 118 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF ELKINS AVENUE, FORMERLY SECOND AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 151 FEET, MORE OR LESS, ON THE EASTERLY LINE AND 150 FEET, MORE OR LESS, ON THE WESTERLY LINE TO AN ALLEY. BEING THE SAME PROPERTY CONVEYED TO MARY MCCAULEY LINDSAY BY DEED FROM COMMERCE UNION BANK, ADMINISTRATOR, OF RECORD IN BOOK 1066 PAGE 629, 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 WILLIAM O. LEE TRUSTEE AS AFORESAID, HIS SUCCESSORS, heirs and assigns, forever, and WE do covenant with the said WILLIAM O. LEE, TRUSTEE 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 WILLIAM O. LEE, TRUSTEE, HIS SUCCESSORS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 5TH day of JANUARY 1945.

ALL BUT THE SEWER BILL. C.L. LINDSAY

MARY MCCAULEY LINDSAY

WILLIAMSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ELIZABETH B. FRASIER a Notary Public in and for said County and State, the within-named C.L. LINDSAY AND WIFE, MARY MCCAULEY LINDSAY 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 , having appeared before me privately and apart from X 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 6 day of JAN, 1945

(Seal) ELIZABETH B. FRASIER
Notary Public.

U.S.R.S. $2.75

REC'D JAN 8, 1945 AT 11:[illegible] A.M.

NUMBER 18701 RECORDED JAN 3, 1945 W.C. MONCRIEF ET UX TO W.C. MONCRIEF & CO INC

Book No. 1316

For and in consideration of the sum of TWENTY-THREE HUNDRED FIFTY AND NO/100 ($2,350.00) DOLLARS CASH IN HAND PAID TO US, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, W.C. MONCRIEF AND WIFE, BEATRICE M. MONCRIEF, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID W.C. MONCRIEF & COMPANY, INC., ITS SUCCESSORS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT A STAKE IN THE SOUTH MARGIN OF CEDAR STREET, A CORNER TO W.C. MONCRIEF'S 25-ACRE TRACT OF LAND; THENCE WITH THE SOUTH MARGIN OF SAID STREET S.89 DEG. W. 300 FEET TO A STAKE; THENCE NORTH 72 DEG. W. 640 FEET TO A STAKE IN THE MARGIN OF THE STREET, CORNER TO EVERETT MCCOIN'S LOT; THENCE S.21 DEG. W. 150 FEET TO A STAKE, CORNER TO SAID MONCRIEF'S 25-ACRE TRACT; THENCE S.72 DEG. E. 667 FEET TO A STAKE; THENCE NO. 89 DEG. E. 325 FEET TO A STAKE; THENCE N.2 DEG. W. 150 FEET TO THE BEGINNING, CONTAINING 3.3 ACRES ACCORDING TO A SURVEY MADE OCTOBER 24, 1944 BY J.R. SCOTT, SURVEYOR.

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.C. MONCRIEF & COMPANY, INC., ITS SUCCESSORS AND ASSIGNS, heirs and assigns, forever, and WE do covenant with the said W.C. MONCRIEF & COMPANY, INC., 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, W.C. MONCRIEF AND WIFE, BEATRICE M. MONCRIEF do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said W.C. MONCRIEF & CO., INC., ITS SUCCESSORS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 28 day of DECEMBER 1944.

W.C. MONCRIEF

BEATRICE M. MONCRIEF

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, GEO. T. SAIN a Notary Public in and for said County and State, the within-named W.C. MONCRIEF AND WIFE, BEATRICE M. MONCRIEF, 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 , having appeared before me privately and apart from X 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 28 day of DECEMBER, 1944

Commission Expires 10 day of JULY, 1947 (Seal) GEO. T. SAIN
Notary Public.

U.S.R.S. $2.75

REC'D JAN 6, 1945 AT 9:24 A.M.