Book No. 1320

For and in consideration of the sum of ($5.00) FIVE AND NO/100 DOLLARS CASH IN HAND PAID BY HAROLD L. SHYER, AND OTHER FOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, ELIZA YARBROUGH, A WIDOW, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID HAROLD L. SHYER, HIS HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 16 IN BLOCK "I" ON THE PLAN OF CHEROKEE PARK SECOND SECTION, AS OF RECORD IN BOOK 547, PAGES 175 AND 176, REGISTER'S OFFICE FOR SAID COUNTY.

LOT NO. 16 FRONTS 60 FEET ON THE WESTERLY SIDE OF LAUDERDALE ROAD, AND RUNS BACK BETWEEN PARALLEL LINES 120.06 FEET ON THE NORTH LINE, AND 120.41 FEET ON THE SOUTH LINE TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO MRS. ELIZA YARBROUGH BY DEED FROM T. H. FOREHAND AND WIFE, OF RECORD IN BOOK 873, PAGE 219, SAID REGISTER'S OFFICE.

RESTRICTIVE COVENANTS OF RECORD IN BOOK 819, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, 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 HAROLD L. SHYER, HIS, heirs and assigns, forever, and I do covenant with the said HAROLD L. SHYER 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 TAXES FOR THE YEAR 1945 WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN.

And I, ELIZA YARBROUGH do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said HAROLD L. SHYER, HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 22 day of FEBRUARY 19 45

MRS. ELIZA YARBROUGH

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LORENE OUTLAW a Notary Public in and for said County and State, the within-named ELIZA YARBROUGH, 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 22ND day of FEBRUARY, 19 45

Commission Expires 5 day of MAY 1945 (Seal) LORENE OUTLAW Notary Public.

RECEIVED FEBRUARY 23, 1945 AT 3:16 P.M. - USRS 89.35 - DB

Book No. 1320

For and in consideration of the sum of SIX THOUSAND AND NO/100 ($6000.00) DOLLARS CASH IN HAND PAID BY MRS. ELVIRA OWENS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ALEXANDER B. ALLEN AND WIFE, SUE S. ALLEN, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MRS. ELVIRA OWENS, HER HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE EASTERLY 40 FEET OF LOT NO. 240 AND THE WESTERLY 20 FEET OF LOT NO. 241 ON THE MAP OF INGLEWOOD PLACE, OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF SAID LOTS NOS. 240 AND 241 ADJOIN AND FRONT 60 FEET ON THE SOUTHERLY SIDE OF STRATFORD AVENUE AND RUN BACK BETWEEN PARALLEL LINES 205 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO ALEXANDER B. ALLEN BY DEED FROM A. S. ALLEN AND WIFE, OF RECORD IN BOOK 636, PAGE 18, 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 MRS. ELVIRA OWENS, HER, heirs and assigns, forever, and WE do covenant with the said MRS. ELVIRA OWENS 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. EXCEPT 1945 STATE AND COUNTY TAXES WHICH ARE PRORATED AND ASSUMED BY PURCHASER.

And WE, ALEXANDER B. ALLEN AND WIFE, SUE S. ALLEN do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said MRS. ELVIRA OWENS, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 17TH day of FEBRUARY 1945

ALEXANDER B. ALLEN

SUE S. ALLEN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W. L. WHITAKER a Notary Public in and for said County and State, the within-named ALEXANDER B. ALLEN AND WIFE, SUE S. ALLEN

the bargainors, with whom I am personally acquainted, and who acknowledged that THEY 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 19TH day of FEBRUARY, 1945

Commission Expires 5 day of OCT. 1947 (Seal) W. L. WHITAKER Notary Public.

RECEIVED FEBRUARY 23, 1945 AT 3:42 P.M. - USRS 86.60 - DB