Book No. 1320

For and in consideration of the sum of FOUR HUNDRED DOLLARS CASH IN HAND TO ME PAID BY ERNEST AND MARTHA PATTON, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, FLORA E. RAGSDALE HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ERNEST PATTON AND WIFE MARTHA PATTON, 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. 21 IN THE SUBDIVISION OF PRICHETT LANDS AT PROVIDENCE, DAVIDSON COUNTY, TENNESSEE, A PLAT OF WHICH IS OF RECORD IN BOOK 421, PAGE 70, RODC, TENNESSEE.

SAID LOT NO. 21 FRONTS 60 FEET ON THE NORTHERLY MARGIN OF ALICE AVE., AND EXTENDS BACK IN A NORTHERLY DIRECTION 85.75 FEET ON THE WESTERLY LINE AND 84 FEET ON THE EASTERLY LINE, AND MEASURING 60 FEET ON THE REAR LINE.

BEING THE SAME PROPERTY CONVEYED TO FLORA RAGSDALE BY DEED FROM HOME OWNERS LOAN CORPORATION RECORDED IN BOOK 1165, PAGE 480, RODC, 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 ERNEST PATTON AND WIFE MARTHA, THEIR, heirs and assigns, forever, and I do covenant with the said ERNEST PATTON AND WIFE MARTHA 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.

PURCHASER ASSUMES 1945 TAXES

And I, FLORA E. RAGSDALE, do further covenant and bind MY heirs and representatives, to warrant and forever defend the title to said land to the said ERNEST PATTON AND WIFE MARTHA, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 5 day of APRIL 19 45

FLORA E. RAGSDALE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARY LOUISE HAGEY a Notary Public in and for said County and State, the within-named FLORA E. RAGSDALE the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

XXXX wife of the said X, having appeared before me privately and apart from X husband, the said X 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 5TH day of APRIL, 19 45
Commission Expires 6 day of OCT., 1947 (Seal) MARY LOUISE HAGEY
Notary Public.

RECEIVED APRIL 5, 1945 AT 1:56 P.M. - USRS $.55 - DG

Book No. 1320

For and in consideration of the sum of ($1600.00) SIXTEEN HUNDRED AND NO/100 DOLLARS CASH IN HAND PAID BY W. L. BAINBRIDGE, SR., TRUSTEE THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. WE, FLORENCE B. GUPTON AND HUSBAND, L. E. GUPTON HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID W. L. BAINBRIDGE, SR., TRUSTEE, WITH FULL POWER TO SELL, MORTGAGE, TRANSFER AND CONVEY, WITHOUT THE JOINDER OF ANY BENEFICIARY WHATSOEVER, HIS REPRESENTATIVES AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT N . 1 ON THE MAP OF D. T. MCGAVOCK'S PLAN OF 98 LOTS, OF RECORD IN BOOK 21, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 1 FRONTS 50 FEET ON THE WEST SIDE OF 3RD AVENUE NORTH, FORMERLY COLLEGE STREET, AND RUNS BACK BETWEEN LINES, 174 FEET ON THE NORTH LINE AND 180.5 FEET ON THE SOUTH LINE, ALONG THE NORTH MARGIN OF HUME STREET, TO AN ALLEY IN THE REAR ON WHICH IT MEASURES 96 FEET.

BEING THE SAME PROPERTY VESTED IN MRS. FLORENCE B. GUPTON BY DEED FROM JOSEPH R. WEST, CLERK AND MASTER, OF RECORD IN BOOK 1040, PAGE 652 AND BY DEED FROM ALFRED J. BROWN ET AL OF RECORD IN BOOK 1005, PAGE 588, AND AS ONE OF THE HEIRS AT LAW OF D. F. BROWN, DECEASED, AND OLIVER H. BROWN, DECEASED, AND AGNES M. BROWN, DECEASED.

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. L. BRAINBRIDGE SR. TRUSTEE WITH FULL POWER TO SELL MORTAGE TRANSFER AND CONVEY WITHOUT THE JOINER OF ANY BENEFICIARY WHATSOEVER, HIS REPRESENTATIVES, heirs and assigns, forever, and WE do covenant with the said W. L. BAINBRIDGE, SR., 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, FLORENCE B. GUPTON AND HUSBAND L. E. GUPTON do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said W. L. BAINBRIDGE, SR., TRUSTEE, HIS REPRESENTATIVES, XXX heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 4 day of APRIL 19 45

FLORENCE B. GUPTON

L. E. GUPTON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, WILEY C. WILSON a Notary Public in and for said County and State, the within-named FLORENCE B. GUPTON AND HUSBAND L. E. GUPTON the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

XXXXX wife of the said X, having appeared before me privately and apart from X husband, the said X 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 4 day of APRIL, 1945
Commission Expires 9 day of JULY, 1946 (Seal) WILEY C. WILSON Notary Public.

RECEIVED APRIL 5, 1945 AT 3:37 P.M. - USRS $2.20 - DG