NUMBER 24673 — RECORDED APRIL 23, 1945

MOZELLE SMILEY, A WIDOW -TO- P. C. BAXTER AND WIFE, SADIE BAXTER

Book No. 1320

For and in consideration of the sum of SEVEN HUNDRED DOLLARS CASH IN HAND PAID, BY P. C. BAXTER AND WIFE, SADIE BAXTER, TO MRS. MOZELLE SMILEY, I, MRS. MOZELLE SMILEY A WIDOW, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID P. C. BAXTER AND WIFE, MRS. SADIE BAXTER, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 10TH CIVIL DSITRICT OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN, BEING THE NORTHWEST CORNER OF THE RUFF TRACT; THENCE SOUTH 3° WEST 1338 FEET TO AN IRON PIN; THENCE NORTH 86° 30' EAST 511.5 FEET TO A STAKE; THENCE NORTH 3° EAST 1289 FEET TO AN IRON PIN; THENCE NORTH 86° 30' WEST 495.65 FEET TO AN IRON PIN, BEING THE POINT OF BEGINNING, CONTAINING 15 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ALBERT SMILEY AND WIFE, MOZELLE SMILEY, BY DEED FROM EMMA T. BROWN AND HUSBAND, OF RECORD IN BOOK 1281, PAGE 682, REGISTER'S 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 P. C. BAXTER AND WIFE, SADIE BAXTER, THEIR, heirs and assigns, forever, and WE do covenant with the said P. C. BAXTER AND WIFE SADIE BAXTER 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.

And I, MOZELLE SMILEY, A WIDOW do further covenant and bind MYSELF AND MY HEIRS heirs and representatives, to warrant and forever defend the title to said land to the said P. C. BAXTER AND WIFE SADIE BAXTER, THEIR, heirs and assigns, against the lawful claims of all persons whomsdever.

Witness MY hand, this 21ST day of APRIL 19 45

WITNESS TO SIGNATURE:

MRS. PAUL RUFF

MOZELLE SMILEY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ANDREW J. DOYLE a Notary Public in and for said County and State, the within-named MRS. MOZELLE SMILEY, A WIDOW the bargainor, with whom I am personally acquainted, and who acknowledged that SHE 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 21 day of APRIL, 1945

Commission Expires 10 day of JULY, 1948 (Seal.) ANDREW J. DOYLE Notary Public.

RECEIVED APRIL 21, 1945 AT 10:01 A.M. - USR$ $1.10 - DG

NUMBER 24700 — RECORDED APRIL 23, 1945

ROBERT L. WINKLER, ETUX -TO- L. O. HARDAWAY

Book No. 1320

For and in consideration of the sum of $4951.44) FOUR THOUSAND NINE HUNDRED FIFTY ONE AND 44/100 DOLLARS OF WHICH $2000.00 HAS BEEN PAID IN CASH BY L. O. HARDIWAY, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER, BEING $2951.44, THE SAID L. O. HARDIWAY HAS ASSUMED AND AGREED TO PAY THE BALANCE OF AN INDEBTEDNESS IN SAID AMOUNT DUE THE FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, FULLY DESCRIBED IN A DEED OF TRUST TO LOUIS R. LINX, TRUSTEE, OF RECORD IN BOOK ____, PAGE___, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WE, ROBERT L. WINKLER AND WIFE, ANNE L. WINKLER HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID L. O. HARDIWAY HIS HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE WESTERLY HALF OF LOT NO. 85 ON THE MAP OF INGLEWOOD PLACE, OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT NO. 85 FRONTS 50 FEET ON THE NORTHERLY SIDE OF SHELTON AVENUE AND RUNS BACK BETWEEN LINES, 186 FEET ON THE WESTERLY LINE AND 184 FEET ON THE EASTERLY LINE TO A DEAD LINE, AND MEASURES 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ROBERT L. WINKLER AND WIFE, ANNE L. WINKLER, BY DEED FROM KENT SANDIDGE, SR, ET AL., OF RECORD IN BOOK 1286, PAGE 42, 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 L. O. HARDIWAY, HIS, heirs and assigns, forever, and WE do covenant with the said L. O. HARDIWAY 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 AS HEREINBEFORE SET OUT AND BY STATE AND COUNTY TAXES FOR THE YEAR 1945 WHICH HAVE BEEN ASSUMED BY THE GRANTEE HEREIN.

And WE, ROBERT L. WINKLER AND WIFE, ANNE L. WINKLER do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said L. O. HARDIWAY, HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 16TH day of APRIL 19 45

ROBERT L. WINKLER

ANNE L. WINKLER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, EDWIN E. CARLSON a Notary Public in and for said County and State, the within-named ROBERT L. WINKLER AND WIFE, ANNE L. WINKLER the bargainorS, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

AXX 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 16TH day of APRIL, 19 45

Commission Expires 10 day of JULY, 19 45 (Seal.) EDWIN E. CARLSON Notary Public.

RECEIVED APRIL 21, 1945 AT 11:56 A.M. - USR$ $2.20 - DG