Book No. 1320

For and in consideration of the sum of $10.00 TEN AND NO/100 DOLLARS CASH IN HAND PAID BY MARGARET T. SANDERS AND HUSBAND CHAS. J. SANDERS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, WE, WILLIAM T. TEAS AND WIFE, DORIS PARSONS TEAS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MARGARET T. SANDERS AND HUSBAND CHAS. J. SANDERS, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LOT NO. 2 AND THE WEST ONE HALF OF LOT NO. 3 ON THE MAP OF THE SUBDIVISION OF LOTS NOS. 12 AND 13 AND THE RESUBDIVISION OF LOTS 10 AND 11 BELLE MEADE PLAN NO. 2, OF RECORD IN BOOK 421, PAGE 112, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT AND PART OF SAID LOTS FRONT TOGETHER 300 FEET ON THE SOUTH SIDE OF SHEPPARD PLACE AND RUN BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM T. TEAS AND WIFE, DORIS PARSONS TEAS, BY TWO DEEDS, ONE FROM CONNECTICUT MUTUAL LIFE INSURANCE COMPANY, OF RECORD IN BOOK 946, PAGE 290, AND THE OTHER FROM ROBERT S. CHEEK, EXECUTOR, ETC., OF RECORD IN BOOK 1006, PAGE 236, SAID REGISTER'S OFFICE.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO RESTRICTIVE COVENANTS IN AN INSTRUMENT OF RECORD IN BOOK 674, PAGE 710, 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 MARGARET T. SANDERS AND HUSBAND CHAS J. SANDERS, THEIR, heirs and assigns, forever, and WE do covenant with the said MARGARET T. SANDERS AND HUSBAND CHAS. J. SANDERS 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, WILLIAM T. TEAS AND WIFE DORIS PARSONS TEAS do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said MARGARET T. SANDERS AND HUSBAND CHAS. J. SANDERS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 11TH day of MAY 19 45

WILLIAM T. TEAS

DORIS PARSONS TEAS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LOUISE EDWARDS a Notary Public in and for said County and State, the within-named WILLIAM T. TEAS AND WIFE DORIS PARSONS TEAS the bargainorS, 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 X 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 14TH day of MAY, 1945
Commission Expires 6 day of JULY, 1947 (Seal.) LOUISE EDWARDS
Notary Public.

RECEIVED MAY 15, 1945 AT 2:30 P.M. - USRS $16.50 - DG

Book No. 1320

For and in consideration of the sum of ONE ($1.00) DOLLAR CASH IN HAND PAID TO US BY J. P. ELLIS, TRUSTEE, FOR J. PORTER ELLIS, JR. AND JIMMIE W. ELLIS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, WE, C. L. CRUMP AND WIFE, CAUDY CRUMP, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J. P. ELLIS, TRUSTEE FOR J. PORTER ELLIS, JR. AND JIMMIE W. ELLIS, WITH FULL POWER ON THE PART OF SAID CONVEYEE TO ENCUMBER, ALIEN AND CONVEY THE HEREINAFTER DESCRIBED PROPERTY WITHOUT THE JOINDER IN ANY CONVEYANCE IN RESPECT THERETO BY THE PURCHASER, J. PORTER ELLIS, JR. AND JIMMIE W. ELLIS, THEIR HEIRS AND ASSIGNS, OR WITHOUT THE PURCHASER OR ENCUMBRANCER LOOKING TO THE APPLICATION OF THE PROCEEDS; CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS: TO WIT

BEING LOT NO. 22 IN THE UNITED ELECTRIC RAILWAY COMPANY'S ADDITION TO EAST NASHVILLE, TENNESSEE, A PLAN OF WHICH IS RECORDED IN BOOK 161, PAGE 8, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 22 FRONTS FIFTY (50) FEET ON THE SOUTH SIDE OF ASHWORTH AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, ONE HUNDRED AND FIFTY (150) FEET TO AN ALLEY, AND BEING THE SAME PROPERTY CONVEYED TO C. L. CRUMP AND WIFE, CAUDY CRUMP, BY DEED OF E. G. CULLUM AND WIFE, GOLDIE CULLUM, OF RECORD IN BOOK 514, PAGE 74, 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 J. P. ELLIS, TRUSTEE FOR J. PORTER ELLIS, JR. AND JIMMIE W. ELLIS, THEIR, heirs and assigns, forever, and WE do covenant with the said J. P. ELLIS, TRUSTEE FOR J. PORTER ELLIS JR., AND JIMMIE W. ELLIS 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 TAXES FOR 1945 WHICH ARE TO BE PRORATED.

And C. L. CRUMP AND WIFE, CAUDY CRUMP do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said J. P. ELLIS, TRUSTEE FOR J. PORTER ELLIS, JR. AND JIMMIE W. ELLIS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 28TH day of APRIL 19 45

C. L. CRUMP

CAUDY CRUMP

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, D. R. MYERS a Notary Public in and for said County and State, the within-named C. L. CRUMP AND WIFE CAUDY CRUMP the bargainorS, 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 X 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 28 day of APRIL, 19 45
Commission Expires 27 day of APRIL, 19 49 (Seal.) D. R. MYERS
Notary Public.

RECEIVED MAY 15, 1945 AT 10:52 A.M. - DG