NUMBER 31213
RECORDED JULY 31, 1945

A. B. RICKS ET UX TO JESSE L. PORTER ET UX

Book No. 1339

For and in consideration of the sum of ($4500.00) FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS CASH IN HAND PAID BY JESSE L. PORTER AND WIFE, MARY ALICE PORTER, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, A. B. RICKS AND WIFE, ELLA MAI RICKS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JESSE L. PORTER AND WIFE, MARY ALICE PORTER, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE WESTERLY 30 FEET OF LOT NO. 9 AND THE EASTERLY 10 FEET OF LOT NO. 10, ON THE MAP OF THE POWER PROPERTY, AS OF RECORD IN BOOK 421, PAGE 65, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 40 FEET ON THE SOUTHERLY SIDE OF PEARL STREET AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO A. B. RICKS AND WIFE, ELLA MAI RICKS, BY DEED FROM BEATRICE FINLEY LOCKHART AND HUSBAND, OF RECORD IN BOOK 1285, PAGE 413, 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 JESSE L. PORTER AND WIFE, MARY ALICE PORTER, THEIR, heirs and assigns, forever, and WE do covenant with the said JESSE L. PORTER AND WIFE, MARY ALICE PORTER 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 THE YEAR 1945 WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEES HEREIN.

And WE, A. B. RICKS AND WIFE, ELLA MAI RICKS, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said JESSE L. PORTER AND WIFE, MARY ALICE PORTER, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 20TH day of JULY 1945

A. B. RICKS

ELLA MAI RICKS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, GEO. I. WADDEY a Notary Public in and for said County and State, the within-named A. B. RICKS AND WIFE, ELLA MAI RICKS 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 X wife of the said X X, having appeared before me privately and apart from husband, the said X 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 purpose therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 25TH day of JULY, 1945

Commission Expires 10/11/45, 19__ (Seal) GEO. I. WADDEY
Notary Public.

U.S.R.S. $4.95
RECEIVED JULY 30, 1945 AT 9:54 A.M.

NUMBER 31318
RECORDED JULY 31, 1945

JOSH CODY AND WIFE, ELSA DOCM TO WILLIAM J. BRYAN AND WIFE, CLARA H. BRYAN

Book No. 1339

For and in consideration of the sum of TWELVE THOUSAND FIVE HUNDRED ($12,500.00) DOLLARS CASH PAID TO US BY WILLIAM J. BRYAN AND WIFE, CLARA H. BRYAN, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOSH CODY AND WIFE, ELSA CODY, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID WILLIAM J. BRYAN AND WIFE, CLARA H. BRYAN THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE NORTH ONE-HALF OF LOT NO. 26 ON THE MAP OF ROYAL OAKS LAND COMPANY'S SUBDIVISION OF THE BAKER TRACT, OF RECORD IN BOOK 421, PAGES 102 AND 103, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT NO. 26 FRONTS 100 FEET ON THE EASTERLY SIDE OF LYNWOOD BOULEVARD AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JOSH CODY AND WIFE, ELSA CODY, BY DEED FROM LEE RALPH AND WIFE, OF RECORD IN BOOK 853, PAGE 341, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN DEED FROM CURRY B. HEARN AND WIFE, TO HAZEL E. HAYS, OF RECORD IN BOOK 739, PAGE 207, 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 WILLIAM J. BRYAN AND WIFE, CLARA H. BRYAN THEIR, heirs and assigns, forever, and WE do covenant with the said WILLIAM J. BRYAN AND WIFE, CLARA H. BRYAN 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 BY TAXES FOR YEAR 1945 WHICH HAVE BEEN PRORATED AND ASSUMED BY THE PURCHASERS.

And WE, JOSH CODY AND WIFE, ELSA CODY do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said WILLIAM J. BRYAN AND WIFE, CLARA H. BRYAN THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 19TH day of JULY 1945

JOSH CODY

ELSA CODY

STATE OF ~~TENNESSEE, DAVIDSON~~ PENNSYLVANIA, PHILADELPHIA COUNTY.

Personally appeared before me, JOHN G. DAHNS a Notary Public in and for said County and State, the within-named JOSH CODY AND WIFE, ELSA CODY 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 X wife of the said X X, having appeared before me privately and apart from X husband, the said X 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~~ PHILADELPHIA PENNSYLVANIA this 23D day of JULY, 1945

Commission Expires 13 day of MAR., 19 47 (Seal) JOHN G. DAHNS
Notary Public.

U.S.R.S. $13.75
RECEIVED JULY 30, 1945 AT 2:51 P.M.
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