NUMBER 45512 RECORDED JANUARY 14, 1946

JAMES M. ELLIS ET UX TO T. J. LOWERY, JR. ET UX

Book No. 1340

For and in consideration of the sum of ONE AND NO/100 - ($1.00) DOLLARS CASH IN HAND PAID BY T. J. LOWERY, JR., AND WIFE, RUTH B. LOWERY, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED, AND IN FURTHER CONSIDERATION THE SAID T. J. LOWERY, JR., AND WIFE, RUTH B. LOWERY HAVE ASSUMED AND AGREE TO PAY THE UNPAID BALANCE ON A MORTGAGE NOTE ORIGINALLY IN THE SUM OF $4480.00 OWING TO FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, TENNESSEE. SAID BALANCE NOW BEING APPROXIMATELY $4521.56, AND THE MORTGAGE NOTE IS SECURED BY A TRUST DEED TO LOUIS R. LINX, TRUSTEE, RECORDED IN BOOK 1184, PAGE 185, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WE, JAMES M. ELLIS AND WIFE, ALICE BOOKS ELLIS HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID T. J. LOWERY, JR. AND WIFE, RUTH B. LOWERY 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 DISTRICT OF DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER OF THE WATTS AND HITT ROADS; THENCE WITH THE CENTER OF HITT ROAD NORTH 20½° WEST 119 FEET TO THE NORTHEAST CORNER OF JEFF LOWERY'S LAND; THENCE WITH HIS NORTH BOUNDRY LINE SOUTH 81-3/4° WEST 338 FEET TO E. SHANE'S LAND; THENCE WITH E. SHANE'S EAST BOUNDARY LINE NORTH 2° EAST 893 FEET; THENCE WITH EARL WATTS SOUTH BOUNDARY LINE SOUTH 73° EAST 688 FEET TO THE CENTER OF WATT'S ROAD; THENCE WITH THE CENTER OF SAID ROAD SOUTH 19° WEST 672 FEET TO A POINT IN SAID ROAD; THENCE CONTINUING WITH SAID ROAD SOUTH 39° WEST 153 FEET TO THE BEGINNING CONTAINING 10.28 ACRES.

BEING THE SAME PROPERTY CONVEYED TO JAMES M. ELLIS AND WIFE, ALICE BROOKS ELLIS BY DEED FROM ARTHUR L. MURPHY AND WIFE, LOREEN C. MURPHY, OF RECORD IN BOOK ____ PAGE ___, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

IN ADDITION TO CONVEYING SAID PROPERTY THE GRANTORS HEREIN HEREBY TRANSFER TO THE GRANTEES HEREIN THE ESCROW ACCOUNT HELD BY FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION FOR THE PAYMENT OF TAXES AND INSURANCE PREMIUMS IN CONNECITON WITH THE ABOVE **

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said T. J. LOWERY, JR., AND WIFE, RUTH B. LOWERY THEIR, heirs and assigns, forever, and WE do covenant with the said T. J. LOWERY, JR., AND WIFE, RUTH B. LOWERY 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 STATED AND TAXES FOR 1946 WHICH HAVE BEEN EXPRESSLY ASSUMED BY THE GRANTEES.

And WE, JAMES M. ELLIS AND WIFE, ALICE BROOKS ELLIS do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said T. J. LOWERY, JR., AND WIFE, RUTH B. LOWERY, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 12TH day of JANUARY 1946

** MENTIONED DEED OF TRUST.

JAMES M. ELLIS

ALICE BROOKS ELLIS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JOE W. RIVES a Notary Public in and for said County and State, the within-named JAMES M. ELLIS AND WIFE, ALICE BROOKS ELLIS

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 wife of the said X, having appeared before me privately and apart from 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 JANUARY, 1946

Commission Expires 7TH day of JULY, 1947 (Seal) JOE W. RIVES Notary Public.

U.S.R.S. .55

RECEIVED JANUARY 14, 1946 AT 12;30 P.M. MB

NUMBER 45478 RECORDED JANUARY 14, 1946

LEE THOMAS CANTRELL, ET UX -TO- SAM JONES AND SANDY JONES

Book No. 1340

For and in consideration of the sum of ($600.00) SIX HUNDRED AND NO/100 DOLLARS CASH TO US/IN HAND PAID BY SAM JONES AND SANDY JONES, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LEE THOMAS CANTRELL AND WIFE LAURA A. CANTRELL HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID SAM JONES AND SANDY JONES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A TRACT OF LAND IN THE VILLAGE OF ADAMSFIELD JUNCTION IN THE 10TH, FORMERLY 20TH DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE LAND CONVEYED TO NATHAN CANTRELL BY ELIZABETH BURTON BY DEED RECORDED IN THE REGISTER'S OFFICE OF SAID COUNTY IN BOOK NO. 48, PAGE 626 AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE, THE S. W. CORNER OF THE LOT SOLD ANDERSON HARDIN IN THE MARGIN OF THE RIGHT OF WAY OF THE L & N R.R. (ST. LOUIS DIVISION) AND FIFTY FEET NORTH OF THE MAIN TRACK; THENCE WITH SAID HARDIN'S LINE NORTH 48 DEGREES EAST 25.44 POLES TO A STAKE IN THE MIDDLE OF BRANCH (GRIZZARD LINE); THENCE DOWN SAID BRANCH IN A NORTHWESTERLY DIRECTION TO THE N. E. CORNER OF A TRACT OF 1.58 ACRES OF LAND, BY NATHAN CANTRELL TO T. A. CANTRELL BY DEED RECORDED IN BOOK 377, PAGE 596; THENCE SOUTH 51¼ DEGREES WEST 15 POLES TO AN IRON PIN; THENCE NORTH 38¾ DEGREES WEST 3 POLES AND 13 LINKS TO AN IRON PIN; THENCE 51¼ DEGREES WEST 7 POLES AND 15 LINKS TO A CEDAR POST; NATHAN CANTRELL'S S. W. CORNER AND 50 FEET NORTH OF THE MAIN TRACT OF SAID R. R.., THENCE WITH THE RIGHT OF WAY OF SAID R. R. SOUTH 45¾ DEGREES EAST, ABOUT 18.36 POLES TO THE BEGINNING, CONTAINING 2¾ ACRES; BE THE SAME MORE OR LESS BUT ½ OF THE ¾ ACRE, OR RATHER 1/8 OF AN ACRE OF SAID PROPERTY IS RESERVED FOR A GRAVE-YARD ON THE SPOT OR PLOT WHERE A GRAVE-YARD IS NOW LOCATED AND A RIGHT OF WAY TO SAID GRAVE-YARD IS ALSO RESERVED. BEING THE SAME PROPERTY A ONE-SEVENTH UNDIVIDED INTEREST IN WHICH WAS DEEDED TO THE BRANSFORD REALTY COMPANY BY DEED FROM PERCY KINNARD, TRUSTEE, RECORDED IN BOOK____, PAGE___, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING ALSO THE SAME PROPERTY CONVEYED TO LAURA A. CANTRELL BY DEED FROM BRANSFORD REALTY COMPANY RECORDED IN BOOK 473, PAGE 376, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AND BEING THE SAME PROPERTY A PART OF WHICH WAS INHERITED BY LEE THOMAS CANTRELL AS ONE OF THE HEIRS AT LAW OF NATHAN CANTRELL, DECEASED, AND ALSO BEING THE SAME PROPERTY CONVEYED TO LEE THOMAS CANTRELL AND WIFE LAURA A. CANTRELL BY DEED FROM GEORGIA CANTRELL LYONS, ET AL, AS OF RECORD IN BOOK 1298, PAGE 584, R.O.D.C., TENN.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said SAM JONES AND SANDY JONES, THEIR, heirs and assigns, forever, and WE do covenant with the said SAM JONES AND SANDY JONES 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, LEE THOMAS CANTRELL AND WIFE LAURA A. CANTRELL do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said SAM JONES AND SANDY JONES, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 14TH day of JANUARY 19 46

LEE THOMAS CANTRELL

LAURA A. CANTRELL

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, COYNESS L. ENNIS a Notary Public in and for said County and State, the within-named LEE THOMAS CANTRELL AND WIFE LAURA A. CANTRELL

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 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 JANUARY, 1946

Commission Expires 10 day of NOV., 1947 (Seal) COYNESS L. ENNIS Notary Public.

RECEIVED JAN. 14, 1946 AT 10:54 A.M. - JOBS $1.10 - LG