NUMBER 4640 — RECEIVED JANUARY 23, 1946

J. T. BROOKS AND WIFE, ROSA BELL BROOKS —TO— CHALMER E. OAKS AND WIFE, MADOLIA M. OAKS

BOOK MARSHALL & BOOKS DO NASHVILLE

Book No. 1340

For and in consideration of the sum of FOUR THOUSAND & NO/100 DOLLARS WHICH HAS BEEN PAID IN CASH BY CHALMER E. OAKS AND WIFE, MADOLIA M. OAKS, THE RECEIPT OF WHICH PAYMENT IS HEREBY ACKNOWLEDGED, WE, J. T. BROOKS AND WIFE ROSA BELL BROOKS HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CHALMER E. OAKS & WIFE MADOLIA M. OAKS, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING LOTS NOS. 31 TO 39, BOTH INCLUSIVE, AND LOT NO. 44, ON THE MAP OF HAGAN AND MERRITT'S RE-SUBDIVISION OF THE MERRITT PROPERTY, AS OF RECORD IN BOOK 101, PAGE 49, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS NOS. 31 TO 39 INCLUSIVE ADJOIN AND FRONT TOGETHER 449 FEET ON THE WEST SIDE OF MONTEL STREET AND RUN BACK BETWEEN PARALLEL LINES 164 FEET TO AN ALLEY. LOT NO. 31 RUNNING BACK ALONG THE SOUTH MARGIN OF ROSE AVENUE, AND LOT NO. 39 RUNNING BACK ALONG THE NORTH MARGIN OF MERRITT AVENUE. SAID LOT NO. 44 FRONTS 50 FEET ON THE EASTERLY SIDE OF HAGAN STREET AND RUNS BACK BETWEEN PARALLEL LINES 164 FEET TO AN ALLEY. LOT NO. 31 BEING THE SAME PROPERTY CONVEYED TO J. T. BROOKS AND WIFE, ROSA BROOKS, BY DEED FROM MRS. SUSIE COLE, OF RECORD IN BOOK 1344, PAGE 41, SAID REGISTER'S OFFICE, AND LOTS NOS. 32 TO 29 INCLUSIVE AND LOT NO. 44 BEING THE SAME PROPERTY CONVEYED TO J. T. BROOKS AND WIFE, ROSA BELL BROOKS, BY DEED FROM ALMIRA BROWN, ET ALS, OF RECORD IN BOOK 1339, PAGE 131, SAID REGISTER'S OFFICE.

THE ROSA BROOKS NAMED IN THE DEED FROM MRS. SUSIE COLE OF RECORD IN BOOK 1344, PAGE 41 IN SAID REGISTER'S OFFICE IS ONE AND THE SAME PERSON AS THE ROSA BELL BROOKS, THE BARGAINOR HEREIN, NAMED IN THE DEED FROM ALMIRA BROWN, ET ALS OF RECORD IN BOOK 1339, PAGE 131, IN 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 CHALMER E. OAKS AND WIFE, MADOLIA M. OAKS, THEIR, heirs and assigns, forever, and WE do covenant with the said CHALMER E. OAKS AND WIFE MADOLIA M. OAKS 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 1946 WHICH ARE TO BE PAID BY THE PURCHASER WHEN DUE.

And WE do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said CHALMER E. OAKS AND WIFE, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 22ND day of JANUARY, 1946

J. T. BROOKS

ROSA BELL BROOKS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, T. W. BRENNE a Notary Public in and for said County and State, the within-named J. T. BROOKS AND WIFE ROSA BELL BROOKS

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 22ND day of JANUARY, 1946

Commission Expires XXXX 10-7-47 day of, 19 (Seal) T. W. BRENNE

Notary Public.

RECEIVED JAN. 23, 1946 AT 3:02 P.M. - USRS $4.40 - LG

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[illegible]

BOOK MARSHALL & BOOKS DO NASHVILLE

Book No. 1340

For and in consideration of the sum of fifteen thousand -i ht hundred NO/100 - - - Dollars cash in hand paid by John W. Murphree, the receipt of which is h reby acknowledged, we, William M. Bailey and wife, Mary F. Bailey, have bargained and sold, and by these presents do transfer and convey unto the said John W. Murphree, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 30 on the map of Belmont Park Subdivision, of record in Book 47, page 148, Register's office for said County.

Said Lot No. 30 fronts 100 Feet on the westerly side of Wilson Boulevard and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to William M Bailey and wife, Mary F Bailey, by deed from Minnie Chambers Brooms and husband of record in Book 1831, page 492, said Register's office.

This conveyance is made subject to any and all restrictive covenants applicable to the above described property.

The Grantors herein agree to give possession of the entire house and property conveyed herein within ninety days from the date of this deed.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said John W. Murphree, his, heirs and assigns, forever, and We do covenant with the said John W. Murphree, 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 1946 which are to be prorated and are assumed by the grantee herein.

And we, William M. Bailey and wife, Mary F. Bailey do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said John W. Murphree, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand s, this 21st day of January 1946

William M. Bailey

Mary F. Bailey

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J. R. Leland a Notary Public in and for said County and State, the within-named William M. Bailey and wife, Mary F. Bailey

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 22nd day of January, 1946

Commission Expires 6 day of July, 1946 Seal J. R. Leland Notary Public.

U S R S $17.60

Rec'd January 23, 1946 at 3:20 P.M.