MARSHALL & BRUCE CO. NASHVILLE

Book No. 1340

For and in consideration of the sum of One Hundred and No/100 ($1.00) - - - - - - - - - - - - Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Carrie Barrett, have this day bargained and sold, and by these presents do transfer and convey unto the said Albert Powell, his 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 18th, formerly 7th, Civil District of Davidson County, Tennessee, and being a part of Lots Nos. 1 and 4 of the Daniel Kennavant Lands, not of record, and also being known as Tract I on an unrecorded copy of a survey of the lands of Minnie Powell, deceased, as shown on a survey prepared by Brokaw, Wilson and McKee, Engineers, October 20, 1944, and described as follows:

Beginning at a point in the westerly right-of-way line of West Hamilton Road, being the southeast corner of the land in question; thence with the west margin of said West Hamilton Road, North 33°30' East 61.4 feet more or less to the common corner of Tracts 1 and 2 of the Powell Lands; thence with the line between said tracts Northwesterly 234.6 feet to the east line of the Curtis Land; thence with the line of the same South 2° 30' West to a point at the southwest corner of Tract 1; thence with the south line of the same easterly 48 feet to the point of beginning.

And being a part of the same property conveyed to Carrie Barrett by Albert Powell, Clara Powell Shelton, Lizzie Powell Chambers and Katie Powell Sanders of record in Book ____, Page____ of the 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 Albert Powell, his, heirs and assigns, forever, and I do covenant with the said Albert Powell 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, Carrie Barrett do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Albert Powell, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this 23 day of Jan 19 46

Carrie Barrett

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, Alleyne Lorel a Notary Public in and for said County and State, the within-named Carrie Barrett the bargainor, with whom I am personally acquainted, and who acknowledged that she 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 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 23 day of Jan, 19 46

Commission Expires 12 day of Jan, 19 50 (Seal) Alleyne Lorel Notary Public.

U S R S $0.55¢

Rec'd January 25, 1946 at 9:25 A.M.

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MARSHALL & BRUCE CO. NASHVILLE

Book No. 1340

For and in consideration of the sum of $5500. FIVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS CASH IN HAND PAID BY ALFRED B. CLIFF, UNMARRIED, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, HOWARD KNIGHT AND WIFE, LILLIE B. KNIGHT HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ALFRED B. CLIFF, UNMARRIED, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.26 ON THE MAP OF WATKINS THE SUBDIVISION OF LOTS NOS.26 TO 32 INCLUSIVE OF FRANKLIN SQUARE, OF RECORD IN BOOK 161 PAGE 100, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.26 FRONTS 50 FEET ON THE EASTERLY SIDE OF CHERRY AVENUE, FORMERLY HORTON STREET, AND RUNS BACK BETWEEN LINES, 195-1/3 FEET ON THE NORTHERLY LINE AND 189 FEET ON THE SOUTHERLY LINE, TO THE WESTERLY MARGIN OF FALL STREET, ON WHICH IT MEASURES 50 FEET.

BEING THE SAME PROPERTY CONVEYED TO HOWARD KNIGHT AND WIFE, LILLIE B. KNIGHT BY DEED FROM LAURA M. THORNTON AND HUSBAND, OF RECORD IN BOOK 1309 PAGE 459 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 ALFRED B. CLIFF, UNMARRIED, HIS, heirs and assigns, forever, and WE do covenant with the said ALFRED B. CLIFF 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 1946 TAXES, WHICH HAVE BEEN PRORATED AND ARE HEREBY ASSUMED BY THE SAID ALFRED B. CLIFF.

And WE, HOWARD KNIGHT AND WIFE, LILLIE B. KNIGHT do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said ALFRED B. CLIFF, UNMARRIED, HIS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand, this 16TH day of JANUARY 1946.

HOWARD KNIGHT

LILLIE B. KNIGHT

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ICIE L. FYE a Notary Public in and for said County and State, the within-named HOWARD KNIGHT AND WIFE, LILLIE B. KNIGHT the bargainor, 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 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 JAN. 19 46

Commission Expires ___ day of ___, 19 52 (Seal) ICIE L. FYE Notary Public.

U.S.R.S.$0.55

REC'D JAN 25, 1946 10:01 A.M.

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