NUMBER 31133

MARGARET LANIER DICKENSON

RECORDED JULY 28, 1945

-TO- JACK A. BLACK, ET UX

Book No. 1341

For and in consideration of the sum of FIVE DOLLARS ($5.00) CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED FROM JACK A. BLACK AND WIFE BETTY WHITE BLACK, I MARGARET LANIER DICKENSON HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JACK A. BLACK AND WIFE BETTY WHITE BLACK THEIR 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 LOTS NOS. 20, 21, AND THE SOUTH 16 FEET 8 INCHES OF LOT NO. 19 ON THE REVISED AND CORRECTED MAP OF BERNICE L. DICKENSON'S SUBDICISION, NOT OF RECORD, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY ERLE DRAKE, COUNTY SURVEYOR, JANUARY 27, 1933 AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF LANIER DRIVE AT THE CORNER OF LOTS NOS. 21 AND 22; THENCE WITH THE LINE BETWEEN SAID LOTS WESTERLY 190 FEET TO A POINT; THENCE NORTH 16°9' WEST 116 FEET 8 INCHES TO A POINT; THENCE EASTERLY 196.5 FEET MORE OR LESS TO THE WEST MARGIN OF LANIER DRIVE; THENCE WITH THE MARGIN OF THE SAME SOUTHERLY 116 FEET 8 INCHES TO THE POINT OF BEGINNING.

BEING PROPERTY CONVEYED TO MARGARET LANIER DICKENSON BY TWO DEEDS, ONE FROM BERNICE L. DICKENSON, TRUSTEE, ETC., OF RECORD IN BOOK 1086, PAGE 354, AND THE OTHER FROM JAMES MALCOLM AGEE AND WIFE, OF RECORD IN BOOK 1110, PAGE 13, REGISTER'S OFFICE FOR SAID COUNTY.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JACK A. BLACK AND WIFE BETTY WHITE BLACK, THEIR, heirs and assigns, forever, and I do covenant with the said JACK A. BLACK AND WIFE BETTY WHITE BLACK 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, MARGARET LANIER DICKENSON do further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said land to the said JACK A. BLACK AND WIFE BETTY WHITE BLACK, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 27 day of JULY 19 45

MARGARET LANIER DICKENSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, GRACE R. TANKERSLEY a Notary Public in and for said County and State, the within-named MARGARET LANIER DICKENSON the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

AXXX wife of the said, having appeared before me privately and apart from husband, the said 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 27 day of JULY, 19 45

Commission Expires 28 day of APRIL, 19 46 (Seal) GRACE R. TANKERSLEY Notary Public.

RECEIVED JULY 27, 1945 AT 2:15 P.M. - USRS $3.85 - DG

NUMBER 31137

W. O. LATHAM, ET UX -TO- J. W. DAVIS

RECORDED JULY 28, 1945

Book No. 1341

For and in consideration of the sum of ($1,500.00) ONE THOUSAND FIVE HUNDRED DOLLARS CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE GRANTEE, J. W. DAVIS, AGREEING TO ASSUME AND PAY 57, LIEN NOTES IN THE SUM OF $30.00 EACH INCLUDING ALL INTEREST ON SAID NOTES, SAID NOTES ARE PAYABLE TO THE ORDER OF J. B. STEPHENS AND WIFE NETTIE STEPHENS, SAID NOTES BEAR DATE OF MARCH FIRST, 1943 AND ARE PAYABLE MONTHLY ON THE FIRST DAY OF EACH MONTH, WE, W. O. LATHAM AND WIFE, ALLINE LATHAM HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J. W. DAVIS HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A PIECE OR PARCEL OF LAND LYING IN THE 8TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING ONE HUNDRED FEET NORTH OF A CONCRETE BRIDGE CROSSING OLD HICKORY BLVD. AT THE SOUTHWEST CORNER OF H. M. BEARD, LAND. AND RUNNING EAST 300 FEET TO A STAKE THENCE; SOUTH 143 FEET TO A BIG ASH TREE, THENCE; S 72 DEGREES EAST 830 FEET, THENCE; S 37½ DEGREES EAST, 164 FEET TO A HACKBERRY TREE, THENCE; N. 84E, 200 FEET THENCE; SOUTH 79E 200, FEET, THENCE; SOUTH 80E 200 FEET, THENCE; NORTH 81 E 200 FEET, THENCE; NORTH 88E 300 FEET, THENCE; NORTH 88 E, 100 FEET THENCE; SOUTH 84 E, 150 FEET, TO A BIG STAKE AT TOP OF HILL, THENCE; SOUTH 70E 163 FEET, TO A LOCUST TREE, THENCE; SOUTH 16 E, 500 FEET TO A STAKE, THENCE; SOUTH, 88 E 521 FEET TO A STAKE THENCE; SOUTH 2 E, 551 FEET MORE OR LESS TO THE SOUTH EAST CORNER OF LAND PURCHASED BY ARIS BROWN, OF WILLIAM CRUBB OCTOBER 18TH, 1934, THENCE; RUNNING WEST 150 POLES TO A STAKE, THENCE; WEST 38-4/10 FEET TO THE MIDDLE OF COUNTY ROAD, THENCE; IN THE MIDDLE OF SAID ROAD AND ALONG THE EAST BOUNDARY LINE OF TOM AND JOHN O'BRIEN'S IN A NORTHERLY DIRECTION TO THE MIDDLE OF A BRANCH, THENCE; ALONG THE MIDDLE OS SAID BRANCH, AND THE EAST BOUNDRY OF THE LAND OF T. H. HOUSE, IN A NORTHERLY DIRECTION TO THE OLD HICKORY BLVD. THENCE NORTH ALONG THE EAST SIDE OF SAID BLVD. 100 FEET TO THE PLACE OF BEGINNING, AND BEING PART OF THE PROPERTY CONVEYED BY DEED FROM J. B. STEPHENS AND WIFE NETTIE STEPHENS TO W. O. LATHAM AND WIFE ALLINE LATHAM, AND RECORDED IN BOOK NO. 1250 PAGE 248 OF R.O.D.C. TENN. SAID PIECE OR PARCEL OF LAND CONTAIN 77 ACRES MORE OR LESS.

NOTE: IT IS ALSO AGREED AND UNDERSTOOD THAT ALL THE GROWING CROPS ARE TO GO WITH THIS CONVEYANCE EXCEPT THE GARDEN, AND ALL TAXES FOR THE YEAR 1945 IS TO BE PAID BY W. O. LATHAM.

IT IS ALSO AGREES THAT J. W. DAVIS IS TO HAVE POSSESSION OF THIS PROPERTY WITHIN 60 DAYS FROM DATE OF DEED EXCEPT THE PASTURE OF WHICH HE IS TO HAVE THE PRIVILEGE OF USING FOR PASTURE OF HIS COWS.

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. W. DAVIS, HIS, heirs and assigns, forever, and WE do covenant with the said J. W. DAVIS 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 HEREIN MENTIONED

And W. O. LATHAM AND WIFE ALLINE LATHAM do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said J. W. DAVIS, HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 25 day of JULY 1945

W. O. LATHAM

ALLIEN LATHAM

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LOUISE V. STEPHENS a Notary Public in and for said County and State, the within-named W. O. LATHAM AND ALLIEN LATHAM the bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

AXXX wife of the said, having appeared before me privately and apart from husband, the said 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 25TH day of JULY, 19 45

Commission Expires 13 day of OCT., 1947 (Seal) LOUISE V. STEPHENS Notary Public.

RECEIVED JULY 27, 1945 AT 2:31 P.M. - USRS $1.65 - DG