NUMBER 33791

RICHARD B WHITESIDE, ET UX

RECORDED SEPTEMBER 5, 1945

TO O F WALLACE, ET UX

Book No. 1344

For and in consideration of the sum of EIGHT THOUSAND SEVEN HUNDRED FIFTY & 00/100 ($8,750.00) DOLLARS CASH IN HAND PAID BY O. F. WALLACE AND WIFE, JUANITA WALLACE, THE RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, RICHARD B. WHITESIDE, AND WIFE, VIRGIE BENDER WHITESIDE HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID O.F. WALLACE AND WIFE, JUANITA WALLACE THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESBRIBED AS FOLLOWS, TO WIT:

BEING ALL OF LOT 1, AND THE SOUTHEASTERLY PARTS OF LOTS NOS. 2 AND 28 OF BLOCK"C" ON THE MAP OF COUNTRY CLUB ESTATES, AS OF RECORD IN BOOK 843, PAGE 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED TOGETHER AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE WESTERLY MARGIN OF MCGAVOCK AVENUE AND THE NORTHEASTERLY MARGIN OF MCALPINE AVENUE;THENCE WITH THE NORTHEASTERLY MARGIN OF MCALPINE AVENUE, NORTHWESTWARDLY 215 FEET TO THE CORNER OF THE PROPERTY CONVEYED TO ZACK Q. MYERS BY DEED FROM THE BRANSFORD REALTY COMPANY OF RECORD IN BOOK 1117, PAGE 350, SAID REGISTER'S OFFICE; THENCE WITH SAID MYER'S SOUTHEASTERLY LINE, NORTHEASTWARDLY 61 FEET, MORE OR LESS, TO THE LINE BETWEEN LOTS NO.S 1 AND 28 AT A POINT 2 FEET SOUTH OF THE CORNER OF LOTS NOS. 1 AND 2; THENCE WITH SAID LINE, NORTHWARDLY 2 FEET TO THE CORNER OF LOTS NOS. 1 AND 2; THENCE NORTHEASTWARDLY 72.8 FEET, MORE OR LESS, TO THE LINE BETWEEN LOTS NOS. 2 AND 3; THENCE WITH SAID LINE, SOUTHEASTWARDLY 102.2 FEET TO THE WESTERLY MARGIN OF MCGAVOCK AVENUE; THENCE WITH SAID AVENUE, SOUTHWARDLY 187 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RICHARD B WHITESIDE AND WIFE VIRGIE BENDER WHITESIDE, BY DEED FROM J. T. MCCLELLAN JR AND WIFE, MARGARET LITTLE MCCLELLAN, OF RECORD IN BOOK 1285, PAGE 233, IN THE R.O.D.C., TENNESSEE.

SUBJECT TO RESTRCTIVE COVENANTS CONTAINED IN DEED FROM A. C. BREAST AND WIFE, TO BRANSFORD REALTY CO. OF RECORD IN BOOK 1110, PAGE 350, R.O.D.C., TENNESSEE, WHICH AFFECT PART OF LOT 28; IN BOOK 1019, PAGE 435, R.O.D.C., TENNESSEE, WHICH AFFECT PART OF LOT 1, BLOCK "C", AND IN BOOK 1151, PAGE 180, R.O.D.C., TENN., WHICH AFFECT PART OF LOT 2 BLOCK "C".

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said O F WALLACE AND WIFE, JUANITA WALLACE, THEIR, heirs and assigns, forever, and WE do covenant with the said O F WALLACE AND WIFE, JUANITA WALLACE 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 FOR THE STATE AND COUNTY TAXES FOR THE YEAR 1945, WHICH HAVE BEEN PRO-RATED AND ARE ASSUMED BY THE PURHASERS HEREIN.

And WE, RICHARD B WHITESIDE AND WIFE, VIRGIE BENDER WHITESIDE, do further covenant and bind OURSELVES, heirs and representatives, to warrant and forever defend the title to said land to the said O F WALLACE AND WIFE, JUANITA WALLACE, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 22 day of AUGUST 19 45

RICHARD B WHITESIDE

VIRGIE BENDER WHITESIDE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, THOS J WRIGHT a Notary Public in and for said County and State, the within-named RICHARD B WHITESIDE AND WIFE, VIRGIE BENDER WHITESIDE 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 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 22 day of AUGUST, 19 45

Commission Expires 9 day of OCT, 19 45 (Seal) THOS J WRIGHT Notary Public.

U.S.R.S. $9.90

RECEIVED SEPTEMBER 4, 1945 AT 10;32 A.M.

NUMBER 33852

MARY M EUBANK

RECORDED SEPTEMBER 5, 1945

TO EDWARD M STEEL JR

Book No. 1344

For and in consideration of the sum of FIVE AND NO/100 - - - - - ($5.00) - - DOLLARS CASH IN HAND PAID BY EDWARD MARVIN STEEL, JR., RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MARY M. EUBANK, HAV BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID EDWARD MARVIN STEEL, JR. HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS 92,93,94 AND 95 ON THE MAP OF AVALYN PLACE, WHICH PLAN APPEARS OF RECORD IN BOOK 161, PAGE 150, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT 92 FRONTS 49 FEET ON THE NORTHERLY SIDE OF DELMAR AVENUE AND RUNS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF 15TH AVENUE SOUTH 134 FEET TO A DEAD LINE ON WHICH IT MEASURES 49 FEET 3 INCHES.

SAID LOTS 93, 94, AND 95 FRONT 50 FEET EACH ON THE NORTHERLY SIDE OF DELMAR AVENUE AND RUN BACK BETWEEN PARALLEL LINES 134 FEET TO A DEAD LINE.

LOTS 92 AND 93 WERE CONVEYED TO MARY M EUBANK BY CUMBERLAND REALTY COMPANY, AS OF RECORD IN BOOK 324, PAGE 240, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LOTS 94 AND 95 WERE CONVEYED TO MARY M EUBANK BY E. C. SCRUGGS, AS OF RECORD IN BOOK 566, PAGE 516, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO ALL UNPAID TAXES WHICH MAY BE A LIEN ON THE LAND AND TO ALL EXISTING RESTRICTIVE COVENANTS.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said EDWARD MARVIN STEEL, JR HIS, heirs and assigns, forever, and I do covenant with the said EDWARD MARVIN STEEL, JR 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, MARY M EUBANK do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said EDWARD MARVIN STEEL, JR, HIS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 1ST day of SEPT 19 45

MARY M EUBANK

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, DOROTHY DENIS a Notary Public in and for said County and State, the within-named MARY M EUBANK, AN UNMARRIED PERSON 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 1ST day of SEPT, 19 45

Commission Expires 8 day of OCT, 19 45 (Seal) DOROTHY DENIS Notary Public.

U.S.R.S. $1.10

RECEIVED SEPTEMBER 4, 1945 AT 3;45 P.M.