NUMBER 34469 — RECORDED SEPTEMBER 12, 1945

EMIL RICE, ET UX -TO- RUTH KENNEDY JAKES

BROWN MARSHALL & BOSCH INC. NASHVILLE

Book No. 1344

For and in consideration of the sum of ($5.00) FIVE AND NO/100 DOLLARS CASH IN HAND PAID BY RUTH KENNEDY JAKES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, EMIL RICE AND WIFE, EVA CHRISTINE RICE, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID RUTH KENNEDY JAKES HER HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE NORTHERLY ONE-HALF OF LOT NO. 19 IN BELMONT HEIGHTS PLAN, OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOTS FRONTS 48½ FEET ON THE WEST SIDE OF 12TH AVENUE, SOUTH AND RUNS BACK BETWEEN PARALLEL LINES 198 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO EMIL RICE AND WIFE, EVA CHRISTINE RICE, BY DEED FROM J. FRED HATHCOCK AND WIFE, OF RECORD IN BOOK 898, PAGE 559, SAID REGISTER'S OFFICE.

TAXES FOR 1945 HAVE BEEN PRORATED AND ASSUMED BY GRANTEE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said RUTH KENNEDY JAKES, HER, heirs and assigns, forever, and WE do covenant with the said RUTH KENNEDY JAKES 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, EMIL RICE AND WIFE EVA CHRISTINE RICE do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said RUTH KENNEDY JAKES, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 8TH day of SEPTEMBER 1945

EMIL RICE

EVA CHRISTINE RICE

OHIO, SUMMIT
STATE OF ~~TENNESSEE, DAVIDSON~~ COUNTY.

Personally appeared before me, JOSEPH E. TANKEY, a Notary Public in and for said County and State, the within-named EMIL RICE AND WIFE EVA CHRISTINE RICE the bargainorS, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And ~~X~~ 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. AKRON, OHIO

Witness my hand and official seal at ~~Nashville, Tennessee~~, this 8TH day of SEPTEMBER, 1945

Commission Expires 26 day of JULY, 1947 (Seal) JOSEPH E. TANKEY
Notary Public.

RECEIVED SEPTEMBER 11, 1945 AT 3:20 P.M. - USRS $2.75 - DG

NUMBER 34466 — RECORDED SEPTEMBER 12, 1945

MARY H KIRKLAND -TO- KATHRYN BABB

BROWN MARSHALL & BOSCH INC. NASHVILLE

Book No. 1344

For and in consideration of the sum of EIGHTEEN HUNDRED TWELVE & NO/100 ($1812.00) DOLLARS CASH PAID BY KATHRYN BABB, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MARY H KIRKLAND, A WIDOW, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID KATHRYN BABB HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS:

BEING PART OF BLOCK "G" ON THE MAP OF BELLE MEADE SUBDIVISION NO. 2, AS OF RECORD IN BOOK 420, PAGE 61, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY E. J. WILKINSON, SURVEYOR, JANUARY 16, 1945, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF PAGE ROAD AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO LOUISE B. COLES BY DEED FROM MARY H KIRKLAND, OF RECORD IN BOOK 1225, PAGE 58, SAID REGISTER'S OFFICE; THENCE WITH COLES' EASTERLY LINE, NORTH 33°EAST 263.1 FEET TO AN IRON PIPE; THENCE SOUTH 57°EAST 151 FEET, MORE OR LESS, TO AN IRON PIN; THENCE SOUTH 33°WEST 281.5 FEET TO A STAKE IN THE NORTHERLY MARGIN OF PAGE ROAD; THENCE WITH THE NORTHERLY MARGIN OF SAID ROAD, NORTH 70°30'WEST 54 FEET; THENCE NORTH 57°WEST 100 FEET TO AN IRON PIPE, THE POINT OF BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO J. H. KIRKLAND AND WIFE, MARY H. KIRKLAND, BY DEED FROM BELLE MEADE COMPANY, OF RECORD IN BOOK 749, PAGE 645, SAID REGISTER'S OFFICE, THE SAID J. H. KIRKLAND HAVING SINCE DIED. THIS CONVEYANCE IS MADE SUBJECT TO THE BUILDING RESTRICTIONS AND OTHER COVENANTS CONTAINED IN A CONVEYANCE FROM BELLE MEADE COMPANY TO J. H. KIRKLAND AND WIFE, OF RECORD IN BOOK 749, PAGE 645, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE AS FULLY AS IF INCORPORATED AND SET OUT HEREIN.

TAXES FOR THE YEAR 1945 ARE HEREBY ASSUMED AND WILL BE PAID WHEN DUE BY THE PURCHASER.

THE TRANSFER OF THIS LOT ALSO CARRIES WITH IT A FREE WATER TAP, WITH THE RIGHT AND PRIVILEGE, IN THE GRANTEE TO MAKE PHYSICAL CONNECTION WITH A WATER MAIN OR PIPE LINE, NOW BELONGING TO THE NASHVILLE UTILITY DISTRICT, LAID IN WOODLAND DRIVE, OR ANY EXTENSION THEREOF THAT MIGHT BE CLOSER TO THE PROPERTY HEREIN CONVEYED, ALL OF WHICH RIGHT AND PRIVILEGE THE GRANTOR HEREBY TRANSFERS AND ASSIGNS.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said KATHRYN BABB, HER, heirs and assigns, forever, and I do covenant with the said KATHRYN BABB 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 do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said KATHRYN BABB, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 19TH day of FEBRUARY 1945

MARY H KIRKLAND

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, GRADIE LEE a Notary Public in and for said County and State, the within-named MARY H KIRKLAND, A WIDOW 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 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 19TH day of FEBRUARY, 1945

Commission Expires 7 day of JULY, 1946 (Seal) GRADIE LEE
Notary Public.

U.R.S.R. $2.20
RECEIVED SEPT. 11, 1945 AT 2:35 P.M.