206

Number 38728 — Recorded October 29, 1945

Dixie Benneva Smith Kinzer — To C D King, et ux

Book No. 1345

For and in consideration of the sum of Three Thousand and No/100 - - - ($3,000.00) - Dollars cash in hand paid by C.D. King and wife, Katherine Cartwright King, the receipt of which is hereby acknowledged

I, Dixie Benneva Smith Kinzer have bargained and sold, and by these presents do transfer and convey unto the said C. D. King and wife, Katherine Cartwright King, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a Hackberry tree next to road being the corner of Hicks property going thence with Hicks' line North 28¼° West 21½ poles, North 52½° West 8 poles, North 31-3/4° West 15-2/5 poles to Big Elm tree, thence South 75° West 11.6 poles, South 72½° West 26 3/4 poles to a stake in fence line at road following fence line 26° west 20 poles to elm tree, North 32° west 4 poles to river to Bessie Joslin line, thence North 35½° East 32 poles down river with Bessie Joslin line to stake at mouth of ditch, Grace Burnett corner, thence meandering up ditch South 35° East 10 poles to edge of field, South 18° East 4½ poles, South 19° West 6 poles, South 8° East 24 2/3 poles to stake in ditch at corner of Kinzer land, thence South 79° East 15½ poles to stake 25 feet North of Elm tree, thence North 79½° East 33 poles to stake on West side of Highway in the fence, thence with fence and Highway South 6° East 13 1/3 poles, South 37½° East 38½ poles to point on North side of road 2½ poles from Rock, the original beginning before road was built, thence with north side of road, North 87½° West 28 poles to the beginning, being approximately 16 acres.

Being the same property conveyed to Dixie Benneva Smith Kinzer by deed of L. N. Smith, et al by deed of record in Book 1286, page 343, 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 C D King and wife, Katherine Cartwright King, their heirs and assigns, forever, and I do covenant with the said C D King and wife, Katherine Cartwright King 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, Dixie Benneva Smith Kinzer do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said C D King and wife, Katherine Cartwright King, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this 1st day of October 1945

Dixie Benneva Smith Kinzer

L B Kinzer

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, Alleyne Logel a Notary Public in and for said County and State, the within-named Dixie Benneva Smith Kinzer and L. B. Kinzer 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 1st day of October, 1945

Commission Expires 12 day of Jan, 1946 (Seal) Alleyne Logel Notary Public.

U S R S $3.30

Received October 27, 1945 at 11;45 A M

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207

Number 38675 — Recorded October 29, 1945

John W Little, et ux — To Kathryn C Miller

Book No. 1345

For and in consideration of the sum of Seventeen Thousand & no/100-($17,000.00) - - Dollars paid, cash in hand to the undersigned, John W. Little, and wife, Edna G. Little, by Kathryn C. Miller, receipt of which is here acknowledged, we, the said John W. Little and wife, Edna G Little have bargained and sold, and by these presents do transfer and convey unto the said Kathryn C Miller her 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. 11 on the Plan of the subdivision of Lots 19, 20 and 21 in Belle Meade 2nd Plan of Lots, as of record in Book 421, page 172, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 100 feet on the westerly side of Belle Meade Boulevard and runs back between parallel lines 296 feet on the south line and 296 2 inches on the north line, with the southerly margin of a 5 foot alley to the east line of Lot No. 20 on said Plan.

Being the same property conveyed to John W Little and wife, Mrs Edna G. Little by deed from Mrs. Catherine E Hicks, of record in Book 1284, page 3, 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 Kathryn C Miller, her heirs and assigns, forever, and we do covenant with the said Kathryn C Miller 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 by 1945 taxes, which have been pro rated and are assumed by the conveyee

And we, John W Little and wife, Edna G Little do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Kathryn C Miller, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this 8th day of October 1945

John W Little

Edna G Little

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, Irene Hoover a Notary Public in and for said County and State, the within-named John W Little and wife, Edna G Little 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 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 19 day of October, 1945

Commission Expires 12 day of October, 1948 (Seal) Irene Hoover Notary Public.

U S R S $18.70

Received October 27, 1945 at 9;33 A M

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