NUMBER 40059 RECORDED NOV 13, 1945 RICHARD H. JONES ET UX TO GLEN CAUDLE ET UX

Book No. 1345

For and in consideration of the sum of FIFTEEN HUNDRED & 00/100 ($1500.00) --- DOLLARS CASH IN HAND PAID BY GLEN CAUDLE AND WIFE, KAY MCCABE CAUDLE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RICHARD H. JONES AND WIFE, NORMA SANDERS JONES, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID GLEN CAUDLE AND WIFE, KAY MCCABE CAUDLE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 16 ON THE MAP OF PART ONE, EVERGREEN HEIGHTS, OF RECORD IN BOOK 1130, PAGE 19, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

SAID LOT NO. 16 FRONTS 125 FEET ON THE NORTHERLY SIDE OF HOBBS ROAD AND RUNS BACK BETWEEN PARALLEL LINES 250 FEET TO A DEAD LINE.

BEING PART OF THE PROPERTY CONVEYED TO RICHARD H. JONES AND WIFE, NORMA SANDERS JONES, BY TWO DEEDS, ONE FROM ANNA ABBOTT SEATON AND HUSBAND, ET AL, OF RECORD IN BOOK 1133, PAGE 565 AND THE OTHER FROM ANNA ABBOTT SEATON AND HUSBAND, OF RECORD IN BOOK 1148 PAGE 595, SAID REGISTER'S OFFICE.

THE ABOVE PROPERTY IS CONVEYED SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 1049 PAGE 546 AND IN BOOK 1149, PAGE 585, AS AMENDED IN BOOK 1333, PAGE 139, 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 GLEN CAUDLE AND WIFE, KAY MCCABE CAUDLE, THEIR, heirs and assigns, forever, and WE do covenant with the said GLEN CAUDLE AND WIFE, KAY MCCABE CAUDLE 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 do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said GLEN CAUDLE AND WIFE, KAY MCCABE CAUDLE, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 27TH day of SEPTEMBER 1945.

RICHARD H. JONES
NORMA SANDERS JONES

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LOUISE EDWARDS a Notary Public in and for said County and State, the within-named RICHARD H. JONES AND WIFE, NORMA SANDERS JONES, 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 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 29TH day of SEPTEMBER, 1945.

Commission Expires 8 day of JULY, 1947 (Seal) LOUISE EDWARDS
Notary Public.

U.S.R.S.$1.65
REC'D NOV 10, 1945 AT 9:00 A.M.
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Number 39376 Recorded November 5, 1945

M L McMakin, Trustee To James Horace Hornberger

Book No. 1345

For and in consideration of the sum of One Thousand Twenty Eight and 50/100 - - - Dollars cash in hand paid by James Horace Hornberger, the receipt of which is hereby acknowledged, I, M. L. McMakin, Trustee, pursuant to the power and authority vested in me in the deed from E. E. Myrrey and wife, of record in Book 1300, page 397, Register's Office for Davidson County, Tennessee, have bargained and sold, and by these presents do transfer and convey unto the said James Horace Hornberger, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot No. 17 of Block "D", on the Second Revised Plan of Highland of Belle Meade No. 2, Blocks, A,B,C and D, of record in Book 1130, page 62, Register's Office for saud County, to which reference is here made for a more complete and accurate description.

Being a part of the property conveyed to M.L. McMakin, Trustee, by deed from E. E. Murrey and wife, of record in Book 1300, page 397, said Register's Office.

Said property above described is conveyed subject to the agreement as to water rights as set out in the deed of record in Book 326, page 452, said Register's Office; reservation for a right-of-way for the present wa ermain which crosses a part of the property, the watermain leading from what is known as the Cheek Spring House on the west side of Highway No. 100 to what is generally known as Cheekwood, with the right of ingress and egress over the property repair the watermain; restrictive covenants of record in Book 1303, page 693, said Register's Office, and additional restrictions of record in Book 1357, page 41, said Register's Office, which last named restrictive covenants apply to Blocks A,B,C and D, only as shown on the plan of record in Book 1130, page 62, said Register's Office; and said property is further conveyed subject to all the zoning laws now in effect in Davidson County, Tennessee, and all the rules and regulations of the Planning and Zoning Commission of 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 James Horace Hornberger, his, heirs and assigns, forever, and I do covenant with the said James Horace Hornberger 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, M L McMakin, Trustee do further covenant and bind myself, my successors XXX heirs and representatives, to warrant and forever defend the title to said land to the said James Horace Hornberger, his, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this 2nd day of November 1945

M L McMakin, Trustee

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W L Whittaker a Notary Public in and for said County and State, the within-named M L McMakin Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as / 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 X, 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 3 day of November, 1945

Commission Expires 6 day of Oct, 1947 (Seal) W L Whitaker
Notary Public.

U S R S $1.65
Received November 3, 1945 at 11;01 A M
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