Book No. 1345

For and in consideration of the sum of One Thousand ($1,000.00) and No/100 - - - Dollars cash in hand to me paid, receipt of which I hereby acknowledge, I, L. M. Cohen, an unmarried man have bargained and sold, and by these presents do transfer and convey unto the said Cline G Rainey and wife, Edna Watson Rainey, as tenants by the entirety, 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 number 74 and 75 on the Plan of Maplewood Heights Subdivision of Record in Book 547, pages 77 and 78 Registers Office for said County.

Said lots front 100 feet each on the westwardly margin of Saunders Avenue and run back between parrallel lines, 300 feet to a dead line. Being the same property conveyed to L.M. Cohen by two deeds, one from J. W. Leathers and wife, of Record in Book 1258, page 307 and the other being part of the property conveyed from J. E. Saunders and wife, of Record in Book 670, page 733, said Registers 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 Cline G Rainey and wife, Edna Watson Rainey, their, heirs and assigns, forever, and I do covenant with the said Cline G Rainey and Edna Watson Rainey 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Cline G Rainey and Edna Watson Rainey, their, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this 2nd day of November 1945

L M Cohen

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, G H Booker a Notary Public in and for said County and State, the within-named L M Cohen the bargainor, with whom I am personally acquainted, and who acknowledged that he 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 2nd day of November, 1945

Commiasion Expires 6 day of Jan, 1946 (Seal) G H Booker Notary Public.

U S R S $1.10

Received November 7, 1945 at 10;45 A M

Book No. 1345

For and in consideration of the sum of $1,000.00 - -One Thousand and No/100 - - - Dollars Cash in hand paid by John Lechleiter, Trustee, receipt of which is hereby acknowledged, We, Frank D West and wife, Lillie Pearl West, have bargained and sold, and by these presents do transfer and convey unto the said John Lechleiter, Trustee, with full power to transfer, mortgate and convey, without the joinder of any beneficiary, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

FIRST TRACT: Being Lots Nos. 17, 18, 19, 20, 21, 46, 47 and 48 on the Map of part of Free Silver Plan, showing Second Addition and Other Lots, as of record in Book 332, page 46, Register's Office for said County.
Said Lots Nos. 17, 18, 19 and 20 front 200 feet each on the westerly side of an unnamed street, and run back between parallel lines from the center of said street 435.6 feet to a dead line.
Said Lot No. 21 fronts 160 feet on the westerly side of an unnamed street, and runs back between parallel lines from the center of said street, with the northerly margin of Lincoln Street, 435.6 feet to a dead line.
Said Lots Nos. 46, 47 and 48 are described together as follows:
Beginning on the northerly margin of Lincoln Street at the southwesterly corner of Lot No. 21; thence with the westerly lines of Lots Nos. 21, 20, 19, 18 and 17 northwardly 940 feet to the southerly margin of an unnamed street, the northeast corner of Lot No. 48; thence with the southerly margin of said street south 88¼° west 467 feet to the easterly margin of another unnamed street; thence with same as follows: South ½° west 40 feet, south 30° east 330 feet, south 60° west 142 feet and south 9½° east 491 feet to the northerly margin of Lincoln Street; thence with said street south 82-3/4° east 357 feet to the beginning, containing 8.03 acres, more or less.

SECOND TRACT: A tract of land in the 12th, formerly the 21st Civil District of said County, being a tract of about 7½ acres north of Lot No. 48 and east of Block "F" on the map of part of Free Silver Plan, as of record in Book 332, page 46, Register's Office for said County, and described as follows:
Beginning at the southwest corner of said tract in the easterly line of Block "F", opposite the center of a 40-foot street; thence with the easterly line of Block "F", north ½° east 690 feet to a pile of rocks, continuing with said line north 32½° west 436 feet to a pile of rocks, the northeast corner of said Block "F"; thence south 85° east 326 feet to a stake in the west line of the old Wilkinson tract, the northeast corner of said 7½ acre tract; thence with said line south 20½° east 1087 feet to the end of a rock wall, the northwest corner of Lot No. 17 in the centerof a 40 foot street; thence with the center of said street north 88½° west 507 feet to the beginning; containing 7½ acres, more or less.

Being the same property conveyed to Frank D West and wife, Lillie Pearl West, by deed from J. M. Watson, of record in Book 1308, page 263, said Register's Office, and it is our intention by this instrument to convey all the real estate described in said deed.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said John Lechleiter, Trustee, his successors, heirs and assigns, forever, and we do covenant with the said John Lechleiter, Trustee 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, Frank D West and wife, Lillie Pearl West do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said John Lechleiter, Trustee, his successors, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this 27th day of October 19

Witnesses:
R H Stephens
J B Henderson

Frank D West X F D West
Lillie Pearl West

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, Louise L Rye a Notary Public in and for said County and State, the within-named Frank D West and wife, Lillie Pearl West 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 1st day of November, 1945

Commission Expires 22 day of January, 1949 (Seal) Louise L Rye Notary Public.

U S R S $1.10

Received November 7, 1945 at 12;41 P.M.