Book No. 1349

For and in consideration of the sum of - - One and no/100 - - - ($1.00) - - - - - Dollars cash in hand paid by B. R. Kennedy, and other good and valuable consideration, accepted as cash, the receipt of all of which is hereby acknowledged, We, George B. Graves and wife, Ann C Graves, have bargained and sold, and by these presents do transfer and convey unto the said B. R. Kennedy, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Certain tracts or parcels of land situated in the 11th Civil District of Davidson County, Tennessee, and described more particularly as follows:

Being Lots Nos. 21 and 22 and the northwesterly half of Lot No. 23 on the map of Nawakwa Hills, a Plan of which is of record in Book 843, pages 36 and 37, Register's Office for Davidson County, Tennessee. Said Lot No. 21 fronts 100 feet on the northeasterly side of Pawnee Trail and runs back on the northwesterly line 268 feet, and on the northeasterly line 285 feet to a dead line and measures 130 feet thereon.

Said Lot No. 22 fronts 100 feet on the northeasterly side of Pawnee Trail, and runs back on the northwesterly line 268 feet, and on the northeasterly line 290 feet to a dead line and measures 100 feet thereon.

Said northwesterly half of Lot No. 23 fronts 50 feet on the northeasterly side of Pawnee Trail and runs back on the northwesterly line 290 feet, and on the northeasterly line 290 feet, more or less, to a dead line and measures 50 feet thereon.

Said Lots Nos. 21 and 22 and the northwesterly half of Lot No. 23 adjoin and front 250 feet together on the northeasterly side of Pawnee Trail, and being a part of the same property conveyed to B. R. Kennedy and George B. Graves by deed from Nawakwa Hills Estates, Inc., as of record in Book 1104, page 569, Register's Office for said County.

This conveyance is made subject to the restrictions and privileges set out in said Deed from Nawakwa Hills Estates, Inc., to B. R. Kennedy and George B. Graves and reference is made specifically to restrictions set out in Deed from Chas. U. Coggin and Sons, Inc., to H. G. Hill Realty Company of record in Book 871, page 229, and an Instrument of record in Book 1108, page 388, said Register's Office, and the easement for egress and ingress over a 50 foot strip of ground connecting Neely's Bend Road and Nawakwa Trail as described in the said Deed from Nawakwa Hills Estates, Inc., to B. R. Kennedy and George B. Graves recorded in Book 1104, page 569, 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 B R Kennedy, his, heirs and assigns, forever, and we do covenant with the said B R Kennedy 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, George B Graves and wife, Ann C Graves do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said B R Kennedy, his, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand s, this 31 day of Dec. 19 41

Geo. B Graves

Anne C Graves

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, Fred K Jones a Notary Public in and for said County and State, the within-named George B Graves and wife, Ann C Graves 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 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 31 day of Dec, 19 41

[illegible] 10 day of Jan, 19 [illegible] (Seal) Fred K Jones Notary Public.

[illegible] at 3:11 P.M.



Book No. 1349

For and in consideration of the sum of One Thousand Fifty and no/100 one-hundreds -($1050.00) Dollars cash in hand paid by Mrs. Corrine Tanksley Martin and receipt of which is hereby acknowledged, We have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Corrine Tanksley Martin, 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 the south 100 feet of the north 300 feet of Lot No. 1 on the Map of Oakhill Subdivision No. 1, of record in Book 547, page 49, Register's Office for said County.

Said part o_ said lot front 100 feet on the easterly side of Lealand Road or Lane, sometimes known as 10th Avenue South extended, and runs back between parallel lines, parallel to and 200 feet south of Battery Road or Lane, 200 feet, more or less, to the west line of Lot No. 2. The exact lines have been established by a survey made by E. C. Southgate, Surveyor, on Dec. - - , 1945.

Being part of the property conveyed to Jesse L Gowen and wife, Willie Evangeline Gowen by deed from Katherine R Moore, a widow, of record in Book 1285, page 393, saic 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 Mrs Corrine Tanksley Martin, her, heirs and assigns, forever, and we do covenant with the said Mrs Corrine Tanksley Martin 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, Jesse L Gowen and wife, Willie Evangeline Gowen do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Mrs Corrine Tanksley Martin, her, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand s, this 28th day of December 19 45

Jesse L Gowen

Willie Evangeline Gowen

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared befcre me, Anna Louise Mills a Notary Public in and for said County and State, the within-named Jesse L Gowen and wife, Willie Evangeline Gowen 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 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 28th day of December, 19 45

Commission Expires August 7-12-49, 19[illegible] (Seal) Anna Louise Mills Notary Public.

U S R $1.65
Rec'd December 29, 1945 at 9;48 A.M.
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