Book No. 1349

For and in consider.tion of the sum of THREE HUNDRED SIXTY-TWO ($362.50) AND 50/100 DOLLARS CASH IN HAND PAID BY H.S.YATES AND WIFE, LOUISE S.YATES, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, N.W.KEMP AND WIFE, CATHERINE KEMP HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID H.S.YATES AND WIFE, LOUISE S.YATES, 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.15 OF BLOCK "D" ON THE MAP OF THE RE-SUBDIVISION OF SUNNYMEADE, AS OF RECORD IN BOOK 974, PAGES 56 AND 57, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO.15 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF ARDEE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO N.W.KEMP AND WIFE, CATHERINE KEMP BY DEED FROM WILLIAM BATE WILLIAMS, OF RECORD IN BOOK 1225, PAGE 183, SAID REGISTERS OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENT FOR PUBLIC UTILITY PURPOSES AS SHOWN ON THE PLAN OF RECORD IN BOOK 974, PAGES 56 AND 57, ALSO SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN BOOK 1108, PAGE 689, AND IN BOOK 1225, PAGE 183, REGISTERS 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 H.S.YATES AND WIFE, LOUISE S.YATES, THEIR, heirs and assigns, forever, and WE do covenant with the said H.S.YATES AND WIFE, LOUISE S.YATES 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 H.S.YATES AND WIF, LOUISE S. YATES, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 7TH day of SEPTEMBER, 1945.

N.W.KEMP

CATHERINE KEMP.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E.B.WALTON a Notary Public in and for said County and State, the within-named N.W.KEMP AND WIFE, CATHERINE KEMP 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 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 12 day of SEPT. 1945.

Commission Expires 5 day of APR. 1949. (Seal) E.B.WALTON, Notary Public.

U.S.R.S. $0.55
RECD JAN. 4, 1946 AT 11:27 A.M.

M. M.

Book No. 1349

For and in consideration of the sum of THREE HUNDRED TWENTY-FIVE ($325.00) AND NO/100 -- DOLLARS CASH IN HAND PAID BY H.S.YATES AND WIFE, LOUISE S.YATES, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, T.B.MARTIN AND WIFE, JANIE IRENE MARTIN HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID H.S.YATES AND WIFE, LOUISE S.YATES, 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.14 OF BLOCK "D" ON THE MAP OF THE RE-SUBDIVISION OF SUNNYMEADE, AS OF RECORD IN BOOK 974, PAGES 56 AND 57, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO.14 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF ARDEE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO T.B.MARTIN BY DEED FROM O.E.BINKLEY AND WIFE, OF RECORD IN BOOK 1218, PAGE 337, SAID REGISTERS OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENT FOR PUBLIC UTILITY PURPOSES AS SHOWN ON PLAN IN BOOK 974, PAGES 56 AND 57, ALSO SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN BOOK 1108, PAGE 689, AND IN BOOK 1225, PAGE 148, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAXES FOR 1945, PRO-RATED AND ASSUMED BY PURCHASERS.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said H.S.YATES AND WIFE, LOUISE S.YATES, THEIR, heirs and assigns, forever, and WE do covenant with the said H.S.YATES AND WIFE, LOUISE S.YATES 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 H.S.YATES AND WIFE, LOUISE S.YATES, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 1ST day of OCTOBER, 1945.

T.B.MARTIN.

JANIE IRENE MARTIN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, WADE SAIN a Notary Public in and for said County and State, the within-named T.B.MARTIN AND WIFE, JANIE IRENE MARTIN 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 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 3RD day of OCTOBER, 1945.

Commission Expires 4 day of APRIL, 1948. (Seal) WADE SAIN, Notary Public.

U.S.R.S. $0.55
RECD JAN. 4, 1946 AT 11:29 A.M.

M. M.