Book No. 1349

For and in consideration of the sum of SEVEN THOUSAND & NO/100 ($7000.00) DOLLARS CASH IN HAND PAID, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ROBERT D. SANDERS AND WIFE, MAGGIE F. SANDERS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID H. B. BLUNKALL AND WIFE, LUCILE B. BLUNKALL HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 11 ON THE PLAN OF SUNRISE HEIGHTS, AS OF RECORD IN BOOK 421, PAGE 2, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 11 FRONTS 58.9 FEET ON THE WESTERLY SIDE OF THE NOLENSVILLE PIKE AND RUNS BACK BETWEEN PARALLEL LINES ALONG THE SOUTH MARGIN OF RAYMOND STREET, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT D. SANDERS, BY DEED FROM SAM E. PINKERTON AND WIFE, OF RECORD IN BOOK 1308, PAGE 577, 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 H. B. BLUNKALL AND WIFE, LUCILE B. BLUNKALL THEIR, heirs and assigns, forever, and WE do covenant with the said H. B. BLUNKALL AND WIFE, LUCILE B. BLUNKALL 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 THE 1945 TAXES WHICH ARE TO BE PAID BY THE GRANTORS.

And WE, ROBERT D. SANDERS AND WIFE, MAGGIE F. SANDERS do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said H. B. BLUNKALL AND WIFE, LUCILE B. BLUNKALL, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 11TH day of JANUARY 19 46

ROBERT D. SANDERS

MAGGIE F. SANDERS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, HERBERT N. JORDAN a Notary Public in and for said County and State, the within-named ROBERT D. SANDERS AND WIFE, MAGGIE F. SANDERS the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And XX wife of the said , having appeared before me privately and apart from X husband, the said 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 12TH day of JANUARY, 19 46

Commission Expires 14 day of OCT, 19 48 (Seal) HERBERT N. JORDAN Notary Public.

U.S.R.S. $7.70

RECEIVED JAN. 12, 1946 AT 9:45 A.M.

Book No. 1349

For and in consideration of the sum of FIVE ($5.00) AND NO/100 DOLLARS, CASH TO ME IN HAND PAID BY PHIL COHEN AND WIFE, SARA K. COHEN, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE RELEASE AND CANCELLATION OF THE VENDOR'S LIEN NOTE EXECUTED BY J. HOWARD YATES AND WIFE, KATHLEEN HARRIS YATES DATED OCTOBER 4, 1945 OF RECORD IN BOOK 1336, PAGE 50, R.C.D.C.

WE, J. HOWARD YATES AND WIFE, KATHLEEN HARRIS YATES HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID PHIL COHEN AND WIFE, SARA K. COHEN THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

BEING THE EASTERLY HALF OF LOT NO. 6 ON THE PLAN OF SCRUGGS' BURCH ORCHARD TRACT, AS OF RECORD IN BOOK 57, PAGE 114, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 6 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF BELCOURT AVENUE, FORMERLY CARLTON STREET, AND RUNS BACK BETWEEN PARALLEL LINES 138 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PARPERTY CONVEYED TO J. HOWARD YATES AND WIFE, KATHLEEN HARRIS YATES BY DEED OF RECORD IN BOOK 1336, PAGE 50, R.C.D.C.,

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said PHIL COHAN AND WIFE, SARA K. COHEN THEIR, heirs and assigns, forever, and WE do covenant with the said PHIL COHEN AND WIFE, SARA K. COHEN 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, J. HOWARD YATES AND WIFE, KATHLEEN HARRIS YATES do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said PHIL COHEN AND WIFE, SARA E. COHEN THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 14TH day of JANUARY 19 46.

J. HOWARD YATES

KATHLEEN HARRIS YATES

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ELIZABETH S. SHACKLETT a Notary Public in and for said County and State, the within-named J. HOWARD YATES AND WIFE, KATHLEEN HARRIS YATES the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And wife of the said , having appeared before me privately and apart from X husband, the said 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 14TH day of JANUARY, 19 46.

Commission Expires 5 day of APRIL, 19 46. (Seal) ELIZABETH S. SHACKLETT Notary Public.

U.S.R.S. $2.20

REC'D. JAN. 14, 1946 AT 1:30 P.M. N.