NUMBER 45442 RECORDED JANUARY 15, 1946

CALLIE DOWNING -TO- JOHN PAUL PEAY, ET UX

Book No. 1349

For and in consideration of the sum of SEVEN THOUSAND SEVEN HUNDRED AND NO/100 ($7700.00) TO ME CASH IN HAND PAID BY JOHN PAUL PEAY AND WIFE, LOTTIE M. PEAY, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, CALLIE DOWNING, AN UNMARRIED WOMAN, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JOHN PAUL PEAY AND WIFE, LOTTIE M. PEAY, THEIR HEIRS AND ASSIGNS, CERTAIN PARCELS OR TRACTS OF LAND IN THE 10TH, FORMERLY 20TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, TO WIT: TRACTS NOS. 1 AND 2 BEING DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE JULY 1, 1938, BY BLANCHARD AND PARRISH, SURVEYORS, AS FOLLOWS:
TRACT NO. 1:BEGINNING AT AN IRON PIN IN THE CENTER OF TINNIN ROAD ON THE WESTERN BLUNDARY LINE OF THE OLD J. B. CARROLL TRACT; THENCE SOUTH 1°45' EAST WITH THE CENTER OF SAID ROAD, 543 FEET TO AN IRON PIN IN THE CENTER OF TINNIN ROAD; THENCE LEAVING SAID ROAD SOUTH 29°45' WEST 100 FEET TO AN IRON PIN; THENCE SOUTH 17°30' WEST 90.8 FEET TO AN IRON PIN IN THE NORTHEASTERLY RIGHT OF WAY LINE OF THE DICKERSON PIKE; THENCE WITH SAID RIGHT OF WAY LINE SOUTH 51°45' EAST 150 FEET, MORE OR LESS, TO A POINT IN THE EASTERN BOUNDARY LINE OF THE OLD J. B. CARROLL TRACT; THENCE WITH SAID EASTERN LINE NORTH 48°45' EAST 1294.5 FEET MORE OR LESS, TO AN IRON PIN; THENCE SOUTH 87°30' WEST 1027 FEET MORE OR LESS, TO THE BEGINNING, CONTAINING 10.2 ACRES, MORE OR LESS.
TRACT NO. 2: BEGINNING AT AN IRON PIN ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE DICKERSON PIKE IN THE WESTERN BOUNDARY LINE OF THE OLD S. G. BOWERS TRACT; THENCE WITH SAID LINE SOUTH 17°30' WEST 174.6 FEET TO AN IRON PIN; THENCE SOUTH 41° EAST 22.4 FEET TO AN IRON PIN IN A BRANCH; THENCE UP SAID BRANCH NORTH 48°45' EAST 170 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE DICKERSON PIKE; THENCE WITH SAID RIGHT OF WAY LINE NORTH 51°45' WEST 112 FEET, MORE OR LESS, TO THE BEGINNING, CONTAINING 0.3 ACRES, MORE OR LESS.
TRACT NO. 3: BEING DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE JULY 15, 1938, BY Z. O. WILKINSON, SURVEYOR, AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF DICKERSON PIKE, AT THE SOUTHEAST CORNER OF THIS TRACT, BEING TINNIN'S SOUTHEAST CORNER; THENCE ALONG TINNIN'S AND CAPPS' EASTERLY LINES, NORTH 0°30' EAST 1325 FEET TO A 30-INCH BEECH IN MONTGOMERY'S LINE; THENCE ALONG MONTGOMERY'S LINE SOUTH 89° EAST 711 FEET TO A POINT IN THE CENTER LINE OF AN OLD ROAD, BEING OPPOSITE A STONE WALL; THENCE PARTLY ALONG THE EDGE OF THE NEW ROAD AND WITH THE CENTER LINE OF SAID OLD ROAD, SOUTH 0°30' EAST 1093 FEET TO A POINT WHICH IS OPPOSITE BUT DOES NOT TOUCH THE MARGIN OF SAID NEW ROAD AS SHOWN ON SAID SURVEY; THENCE LEAVING SAID OLD ROAD, SOUTH 5° WEST 90 FEET TO A POINT; THENCE SOUTH 8° WEST 100 FEET TO A POINT IN THE NORTHERLY MARGIN OF DICKERSON PIKE, OPPOSITE A CULVERT; THENCE WITH THE MARGIN OF SAID DICKERSON PIKE, NORTH 53° WEST 854 FEET TO THE POINT OF BEGINNING.
TRACTS NOS. 1 AND 2 BEING THE SAME PROPERTY CONVEYED TO CALLIE DOWNING BY DEED FROM BRANSFORD REALTY COMPANY, OF RECORD IN BOOK 1050, PAGE 211, REGISTER'S OFFICE FOR SAID COUNTY, AND TRACT NO. 3 BEING THE SAME PROPERTY CONVEYED TO CALLIE DOWNING BY DEED FROM GEORGE M. THOMSON AND WIFE, OF RECORD IN BOOK 1077, PAGE 460, SAID REGISTER'S OFFICE.
POSSESSION OF SAID PREMISES TO BE GIVEN ON OR BEFORE THIRTY DAYS FROM DATE.

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 PAUL PEAY AND WIFE, LOTTIE M. PEAY, THEIR, heirs and assigns, forever, and I do covenant with the said JOHN PAUL PEAY AND WIFE LOTTIE M. PEAY, 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 EXCEPT FOR 1946 TAXES, WHICH THE PURCHASERS ASSUME AND AGREE TO PAY.

And I, CALLIE DOWNING do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said JOHN PAUL PEAY AND WIFE, LOTTIE M. PEAY, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this TENTH day of JANUARY 1946

MISS CALLIE DOWNING

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, FRANCES BLACKBURN a Notary Public in and for said County and State, the within-named CALLIE DOWNING the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And ~~MARY~~ 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 ~~her~~ 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 11TH day of JANUARY, 1946

Commission Expires ~~MARCH~~ 1-4-49, 19 (Seal) FRANCES BLACKBURN
Notary Public.

RECEIVED JAN. 14, 1946 AT 9:30 A.M. - USRS $6.80 - DG

NUMBER 45527 P. M. CHAFFIN ET UX TO RESSA MAE AMONETT
RECORDED JAN. 15, 1946

Book No. 1349

For and in consideration of the sum of THREE THOUSAND FIVE HUNDRED ($3,500.00) AND NO/100 DOLLARS CASH IN HAND PAID BY RESSA MAE AMONETT, THE RECEIPT OF WHICH IS HEREBY ~~ACKNOWLEDGED~~ ACKNOWLEDGED.

WE, P. M. CHAFFIN AND WIFE, RUBY CHAFFIN HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID RESSA MAE AMONETT, HER 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 IRVINGTON, AS OF RECORD IN BOOK 843, PAGE 60, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 11 FRONTS 25 FEET ON THE WESTERLY SIDE OF GALLATIN PIKE AND RUNS BACK BETWEEN PARALLEL LINES 100 FEET TO A 20-FOOT EASEMENT, MEASURING 25 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO P. M. CHAFFIN AND WIFE, RUBY CHAFFIN BY DEED FROM LIFE & CASUALTY INSURANCE COMPANY OF TENNESSEE, OF RECORD IN BOOK 965, PAGE 37, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS CONTAINED IN BOOK 756, PAGE 704, AND IN BOOK 918, PAGE 500, REGISTER'S 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 RESSA MAE AMONETT, HER, heirs and assigns, forever, and WE do covenant with the said RESSA MAE AMONETT 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 RESSA MAE AMONETT, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 2ND day of JANUARY 1946

P. M. CHAFFIN

RUBY CHAFFIN

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 P. M. CHAFFIN AND WIFE, RUBY CHAFFIN 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 X wife of the said X X, having appeared before me privately and apart from X husband, the said X 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 5 day of JAN 1946

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

RECEIVED JAN. 14, 1946 AT 1:20 P.M.
S