Book No. 1349

For and in consideration of the sum of FOUR HUNDRED ($400.00) DOLLARS CASH IN HAND PAID TO ME BY J. E. SIMPSON AND WIFE, BEULAH RUTH SIMPSON THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MRS. J. E. SPAIN, A WIDOW, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J. E. SIMPSON AND WIFE, BEULAH RUTH SIMPSON THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LOTS NUMBERS 23 AND WEST ONE-HALF OF 24, IN BLOCK "A" OF THE THIRD ADDITION OF ROSCOE PLACE SUBDIVISION, LOCATED IN DAVIDSON COUNTY, TENNESSEE, AS SHOWN BY THE PLAT OF RECORD IN BOOK NO. 843, PAGE 74, R. O. D. C., TENNESSEE, AND BEING THE SAME PROPERTY CONVEYED TO MRS. J. E. SPAIN BY DEED OF RECORD IN BOOK 954, PAGE 69, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE RESTRICTIONS AND CONDITIONS SET OUT IN THE DEED TO MRS. J. E. SPAIN, OF RECORD IN BOOK 954, PAGE 69, R. O. D. C., 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 J. E. SIMPSON AND WIFE, BEULAH RUTH SIMPSON, THEIR ....., heirs and assigns, forever, and I do covenant with the said J. E. SIMPSON AND WIFE, BEULAH RUTH SIMPSON 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, MRS. J. E. SPAIN do further covenant and bind MY SELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said J. E. SIMPSON AND WIFE, BEULAH RUTH SIMPSON THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 14 day of JANUARY 1946

MRS. J. E. SPAIN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, S. H. WILHOITE a Notary Public in and for said County and State, the within-named MRS. J. E. SPAIN, A WIDOW the bargainor, with whom I am personally acquainted, and who acknowledged that SHE 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 freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at GOODLETTSVILLE Nashville, Tennessee, this 14 day of JANUARY, 1946

Commission Expires 12 day of OCT, 1948 (Seal) S. H. WILHOITE Notary Public.

U.S.R.S. $2.20
RECEIVED JAN. 17, 1946 AT 9:45 A.M.

Book No. 1349

For and in consideration of the sum of TWO THOUSAND & 00/100 ($2,000.00) DOLLARS CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KERMIT C. STENGEL AND WIFE, SARAH S. STENGEL,

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MILTON R. BRACEY AND WIFE, JANE PORTER BRACEY HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A TRACT OF LAND IN THE 7TH, FORMERLY 11TH, CIVIL DISTRICT OF SAID COUNTY, BEING A PART OF LOT NO. 1 ON THE PLAN OF THE FARM LANDS OF SAMUEL WATKINS, DECEASED, OF RECORD IN BOOK 57, PAGE 16, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING KNOWN AS LOT NO. 5 ON AN UNRECORDED COPY OF A SURVEY OF PART OF SAID LOT MADE BY W. B. SOUTHGATE, SURVEYOR, SEPTEMBER, 1926, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST INTERSECTION OF GOLF CLUB ROAD OR LANE AND NATCHEZ TRACE; THENCE WITH THE EASTERLY MARGIN OF NATCHEZ TRACE NORTH 3½° EAST 300 FEET TO A POINT; THENCE SOUTH 86° 30' EAST 170 FEET TO A POINT, THE CORNER OF LOTS NOS. 4 AND 5; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTH 3½° WEST 300 FEET TO THE NORTH MARGIN OF GOLF CLUB ROAD; THENCE WITH THE MARGIN OF THE SAME NORTH 86° 30' WEST 170 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KERMIT C. STENGEL AND WIFE, SARAH S. STENGEL, BY DEED FROM REBECCA R. ALLEN, OF RECORD IN BOOK 1248, PAGE 166, SAID REGISTER'S OFFICE.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 749, PAGE 536, 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 ....., heirs and assigns, forever, and WE do covenant with the said ..... 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, KERMIT C. STENGEL AND WIFE, SARAH S. STENGEL do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said ....., heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 8TH day of FEBRUARY 1944

KERMIT C. STENGEL

SARA S. STENGEL

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, M. G. HOPKINS a Notary Public in and for said County and State, the within-named KERMIT C. STENGEL AND WIFE, SARAH S. STENGEL 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 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 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 8TH day of FEBRUARY, 1944

Commission Expires 6 day of JULY, 1944 (Seal) M. G. HOPKINS Notary Public.

U.S.R.S. $2.20
RECEIVED JAN. 17, 1946 AT 2:40 P.M.
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