Book No. 1371

For and in consideration of the sum of $10.00 TEN AND NO:100 DOLLARS CASH IN HAND PAID BY EDWARD LEWIS CURTIS AND WIFE, MARTHA TITTLE CURTIS RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND OTHER VALUABLE CONSIDERATIONS. WE, IVAN MATTHEWS AND WIFE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID EDWARD LEWIS CURTIS AND WIFE, MARTHA TITTLE CURTIS THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 13 BLOCK B, OF WOODLAWN ESTATES A SUBDIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE. A PLAT OF WHICH SUBDIVISION IS OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY.

THE PROPERTY IS SOLD AND CONVEYED SUBJECT TO ALL EXISTING RESTRICTIONS AND CONDITIONS SET FORTH IN THE ORIGINAL DEED AND ARE BINDING ON ALL TENANTS PRESTNT AND FUTURE.

ALSO LOT NO. 12, BLOCK B. ON THE MAP OF WOODLAWN ESTATES A SUBDIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AS OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 12 FRONTS 55 FEET ON THE EASTERLY SIDE OF THE GALLATIN PIKE, AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO A DEAD LINE.

SAID LOT NUMBER 13 BEING THE SAME DIMENSIONS AS LOT NO. 12.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said EDWARD LEWIS CURTIS AND WIFE, MARTHA TITTLE CURTIS THEIR, heirs and assigns, forever, and WE do covenant with the said EDWARD LEWIS CURTIS AND WIFE, MARTHA TITTLE CURTIS 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, IVAN MATTHEWS AND WIFE, JANE MATTHEWS do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said EDWARD LEWIS CURTIS AND WIFE, MARTHA T. CURTIS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 11 day of FEBRUARY 1946

IVAN MATTHEWS

JANE MATTHEWS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E. R. DOOLITTLE a Notary Public in and for said County and State, the within-named IVAN MATTHEWS AND WIFE, JANE MATTHEWS the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein [illegible]

And XX wife of the said, having appeared before me privately and apart from 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 MADISON Nashville, Tennessee, this 20TH day of FEB. 1946

Commission Expires 14 day of JULY, 1948 (Seal) E. R. DOOLITTLE Notary Public.

RECEIVED FEB. 28, 1946 AT 9:33 A.M. U.S.R.S. $1.65

Book No. 1371

For and in consideration of the sum of Five and no/100 ($5.00) - - - - - - - - - - Dollars cash in hand paid by J E Seat, the receipt of which is hereby acknowledged, I, S. H. (Sam) Seat, a widower, have bargained and sold, and by these presents do transfer and convey unto the said J. E. Seat, his heirs and assigns, a certain tract or parcel of land in the Third Civil District of Davidson County, State of Tennessee, described as follows, to wit:

Being the westerly one-half of Lot No. 1 in the Subdivision of the Jerre Bowen, Sr. lands in the Village of Donelson, the plan of which is of record in Plan Book 2, page 134 of the Chancery Court at Nashville, Tennessee, the property herein conveyed being more particularly described as follows: BEGINNING in the center of the old Lebanon and Nashville Turnpike at the southeast corner of the Christian Church Lot, running thence Northerly with the Easterly line of said church lot 300 feet to a stake; running thence easterly 50 feet along a line running to the mutual corners of lots 1 and 2 of said sub-division; thence Southerly and parallel with the Westerly line of said lot No. 1, 300 feet to the center of the old Lebanon and Nashville Turnpike; thence Westerly with the center of said pike 50 feet to the beginning, and being a part of the property conveyed to Sam Seat from Phil Volley by deed of record in Book 448, page 213, Register's Office of Davidson County, Tennessee.

The vendor herein, Sam Seat, has by conveyance of record in Book 888, page 408, Register's office of Davidson County, Tennessee, deeded to the vendee herein, J. E. Seat a part of the property herein conveyed, but through inadvertence in description, the former conveyance to J. E. Seat recited the south boundary line of the vendor's property was on the North margin of the old Lebanon and Nashville Turnpike rather than in the center thereof, and the purpose of this instrument as to said previous conveyance is to correct the description therein.

It is a part of the consideration hereof, without which this instrument would not have been executed, that the conveyor, S. H. (Sam) Seat shall have the right to use, without paying any compensation therefor, for and during his natural life, the blacksmith shop now on the premises sold herein and aforedescribed, and the right and exclusive right to possession thereof during said period; and also that said J. E. Seat, his heirs or assigns, shall have the right to use water for general purposes from a well now located on the remainder of the tract of land belonging to S. H. (Sam) Seat of which the tract hereinbefore conveyed is a part, and this covenant shall be binding and run with said land, unless abrogated by the owners of the respective tracts.

Reference is hereby had to the deed from Phil Volley to Sam Seat as recorded in Book 448, page 213, R.O.D.C. Tennessee for a particular description of the property on which said well is located.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said U. E. Seat, his, heirs and assigns, forever, and I do covenant with the said J E Seat 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, S. H. (Sam) Seat do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said J E Seat, his, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this - - day of February 1946

S. H. (Sam) Seat

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, Neely Brown a Notary Public in and for said County and State, the within-named S H (Sam) Seat, a widower the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

And xx wife of the said, having appeared before me privately and apart from 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 Donelson Nashville, Tennessee, this 21 day of February 1946

Commission Expires day of 7-7-49, 19 (Seal) Neely Brown Notary Public.

U S R S $0.55¢

Received February 25, 1946 at 8:48 A.M.