NUMBER 50257 — RECORDED MARCH 1, 1946

HOWARD GARDNER, ET UX -TO- GERARD STUDER, ET UX

Book No. 1371

For and in consideration of the sum of FIVE THOUSAND & NO/100 DOLLARS CASH IN HAND PAID TO US BY GERARD STUDER AND WIFE, MARY STUDER, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HOWARD GARDNER AND WIFE ALLEEN P. GARDNER HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID GERARD STUDER AND WIFE, MARY STUDER, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING THE NORTH PART OF LOT NO. 5 ON THE MAP OF EPPY CUNNINGHAM LANDS, OF RECORD IN BOOK 58, PAGE 56, OF THE REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE DECEMBER 16, 1940, BY W. B. SOUTHGATE, SURVEYOR, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF THE DICKERSON PIKE AT THE CORNER OF LOTS NOS. 4 AND 5; THENCE WITH THE CENTER LINE OF SAID PIKE SOUTH 52½ DEGREES WEST 576 FEET TO A POINT; THENCE CONTINUING WITH THE CENTER LINE OF SAID PIKE, AROUND A SLIGHT CURVE SOUTHWESTERLY 251.5 FEET TO A POINT IN THE EASTERLY LINE OF LOT NO. 6; THENCE WITH THE LINE BETWEEN LOTS NOS. 5 AND 6, NORTH 1½ DEGREES EAST 1360 FEET TO A POST; THENCE NORTH 81-3/4 DEGREES EAST 400 FEET AND NORTH 84 DEGREES EAST 255 FEET TO A POST AT THE CORNER OF LOTS NOS. 4 AND 5; THENCE WITH THE LINE BETWEEN LOTS NOS. 4 AND 5, SOUTH 1½ DEGREES WEST 953 FEET TO THE POINT OF BEGINNING, CONTAINING 17.4 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO HOWARD GARDNER BY DEED FROM J. R. COARSEY, TRUSTEE, OF RECORD IN BOOK 1300, PAGE 522, SAID REGISTER'S OFFICE.

INCLUDED IN THE ABOVE DESCRIPTION BUT OMITTED FROM THIS CONVEYANCE IS THAT PORTION OF THE PREMISES EMBRACED WITHIN THE BOUNDS OF ANY ROADS OR HIGHWAYS.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GERARD STUDER AND WIFE MARY STUDER, THEIR, heirs and assigns, forever, and WE do covenant with the said GERARD STUDER AND WIFE MARY STUDER 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 FOR 1946 TAXES, WHICH HAVE BEEN PRORATED AND ARE ASSUMED BY THE GRANTEES HEREIN.

And WE, HOWARD GARDNER AND WIFE ALLEEN P. GARDNER, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said GERARD STUDER AND WIFE MARY STUDER, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 20 day of FEBRUARY 19 46

HOWARD GARDNER

ALLEEN P. GARDNER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, M. E. MATTINGLY a Notary Public in and for said County and State, the within-named HOWARD GARDNER AND WIFE, ALLEEN P. GARDNER the bargainors, 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 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 26 day of FEBRUARY, 1946

Commission Expires 4 day of JANUARY, 1949 (Seal) M. E. MATTINGLY Notary Public.

RECEIVED FEB. 28, 1946 AT 11:11 A.M. - USRS $5.50 - DG

NUMBER 50313 — RECORDED MARCH 1, 1946

R. F. RUTLEDGE, UNMARRIED -TO- JAMES W. WALT, ET UX

Book No. 1371

For and in consideration of the sum of ($3500.00) THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS CASH IN HAND PAID BY JAMES W. WALT AND WIFE JOHNNIE L. WALT, THE RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, R. F. RUTLEDGE, UNMARRIED, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JAMES W. WALT AND WIFE JOHNNIE L. WALT, 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. 4 OF BLOCK 14 ON THE PLAN OF YARBROUGH'S SUBDIVISION OF WOODLAND, AS OF RECORD IN BOOK 57, PAGE 148, AND BOOK 161, PAGE 87, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 4 FRONTS 50 FEET ON THE WESTERLY SIDE OF WHITE AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO R. F. RUTLEDGE BY DEED FROM SOPHIE M. NEAL AND HUSBAND OF RECORD IN BOOK 1306, PAGE 82, 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 JAMES W. WALT AND WIFE JOHNNIE L. WALT, THEIR, heirs and assigns, forever, and I do covenant with the said JAMES W. WALT AND WIFE, JOHNNIE L. WALT 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 CITY AND STATE AND COUNTY TAXES FOR THE YEAR 1946, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEES HEREIN.

And I, R. F. RUTLEDGE, UNMARRIED do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said JAMES W. WALT AND WIFE, JOHNNIE L. WALT, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand, this 21ST day of FEBRUARY 1946

R. F. RUTLEDGE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JOE W. RIVES a Notary Public in and for said County and State, the within-named ~~R. F. RUTLEDGE, UNMARRIED~~ the bargainor, with whom I am personally acquainted, and who acknowledged that I executed the within instrument for the purposes therein contained.

~~And~~ 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 Nashville, Tennessee, this 21 day of FEBRUARY, 1946

Commission Expires ~~day of~~ 7/7/47, 19 (Seal) JOE W. RIVES Notary Public.

RECEIVED FEB. 28, 1946 AT 2:31 P.M. - USRS $3.85 - DG