Book No. 1372

For and in consideration of the sum of $500.00 FIVE HUNDRED AND NO/100 DOLLARS CASH IN HAND PAID, BY O. B. DEAN AND WIFE GRACE E. DEAN, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ISOLENE HARLAN AND HUSBAND C. E. HARLAN HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID O. B. DEAN AND WIFE GRACE E. DEAN THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 2 OF ADDITION NO. 1 SECTION 3 OF JACKSON PARK, NOT OF RECORD, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE IN OCTOBER, 1945, BY J. DOUGLAS ROACH AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY MARGIN OF EARLENE DRIVE, AS THE COMMON CORNER OF LOTS NOS. 1 AND 2, SAID POINT BEING 290.5 FEET MORE OR LESS NORTH OF THE NORTH MARGIN OF PLYMOUTH AVENUE, AS MEASURED ALONG THE WESTERLY MARGIN OF EARLENE DRIVE; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 1 AND 2, WESTERLY 457.7 FEET TO A POINT; THENCE NORTH 26°10' EAST 65.65 FEET TO THE CORNER OF LOTS NOS. 2 AND 3; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 2 AND 3, EASTERLY 440.6 FEET TO THE WESTERLY MARGIN OF EARLENE DRIVE; THENCE WITH THE MARGIN OF THE SAME, SOUTH 13°45' WEST 110.5 FEET TO THE BEGINNING.
BEING PART OF THE PROPERTY CONVEYED TO ISOLENE HARLAN, BY DEED FROM R. M. ELLER AND WIFE OF RECORD IN BOOK 1345, PAGE 235, 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 O. B. DEAN AND WIFE GRACE E. DEAN, THEIR, heirs and assigns, forever, and WE do covenant with the said O. B. DEAN AND WIFE GRACE E. DEAN 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, ISOLENE HARLAN AND HUSBAND C. E. HARLAN, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said O. B. DEAN AND WIFE GRACE E. DEAN, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 5TH day of MARCH 1946.

MRS. ISOLENE HARLAN
C. E. HARLAN

STATE OF TENNESSEE, DAVIDSON COUNTY.
Personally appeared before me, MRS. HILMAN BARNARD a Notary Public in and for said County and State, the within-named ISOLENE HARLAN AND HUSBAND C. E. HARLAN the bargainors, with whom I am personally acquainted, and who acknowledged that THEY 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 X 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 5TH day of MARCH, 1946.
Commission Expires 8 day of JAN., 1949 (Seal) MRS. HILMAN BARNARD Notary Public.

RECEIVED MARCH 26, 1946 AT 10:35 A.M. - USRS $1.65 - DG

Book No. 1372

For and in consideration of the sum of $10.00 TEN AND NO/100 DOLLARS CASH IN HAND PAID, AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, C. M. ELLER AND WIFE AUDREY ELLER, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID R. M. ELLER, HIS HEIRS AND ASSIGNS ONE-HALF UNDIVIDED INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
BEING LOTS NOS. 2 AND 3 ON THE MAP OF MADISON ANNEX SUBDIVISION, OF RECORD IN BOOK 843, PAGE 52, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOTS NOS. 2 AND 3 ADJOIN AND FRONT TOGETHER 200 FEET ON THE WESTERLY SIDE OF GALLATIN ROAD AND RUN BACK BETWEEN LINES, 373.8 FEET ON THE NORTH LINE OF LOT NO. 3 AND 406.5 FEET ON THE SOUTH LINE OF LOT NO. 2, TO THE EAST LINE OF THE RIGHT OF WAY OF THE L. & N. RAILROAD, ON WHICH THEY MEASURE 202 FEET.
BEING THE SAME PROPERTY CONVEYED TO C. M. ELLER AND WIFE AUDREY ELLER BY DEED FROM W. E. NIX AND WIFE, LAURA H. NIX, OF RECORD IN BOOK 1341, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
THIS CONVEYANCE INCLUDES ALL IMPROVEMENTS THEREON SAID PROPERTY.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said R. M. ELLER, HIS, heirs and assigns, forever, and WE do covenant with the said R. M. ELLER 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, C. M. ELLER AND WIFE AUDREY ELLER, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said R. M. ELLER, HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 8TH day of JANUARY 1946.

C. M. ELLER
AUDREY ELLER

STATE OF TENNESSEE, DAVIDSON COUNTY.
Personally appeared before me, D. R. JUSTICE a Notary Public in and for said County and State, the within-named C. M. ELLER AND WIFE AUDREY ELLER the bargainors, with whom I am personally acquainted, and who acknowledged that THEY 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 X freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed. MADISON
Witness my hand and official seal at Nashville, Tennessee, this 8 day of JANUARY, 1946.
Commission Expires 7 day of JULY, 1949 (Seal) D. R. JUSTICE Notary Public.

RECEIVED MARCH 26, 1946 AT 1:33 P.M. - USRS $1.65 - DG