NUMBER 54731 RECORDED APRIL 11, 1946
B.F. SANDERS, ET UX TO SUSIE YATES

Book No. 1383

For and in consideration of the sum of ($5.00) FIVE DOLLARS AND OTHER VALUABLE CONSIDERATION DOLLARS CASH IN HAND PAID BY SUSIE YATES THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, B.F. SANDERS AND WIFE, MAGGIE SANDERS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID SUSIE YATES, TO HER SOLE AND SEPARATE USE AND ESTATE, FREE FROM THE DEBTS,CONTRACTS OR LIABILITIES OF HER PRESENT OR ANY FUTURE HUSBAND, AND WITH FULL POWER TO BIND, SELL, CONVEY, CONTRACT IN REGARD THERETO OR OTHERWISE DISPOSE OF, THE SAME AS IF SHE WERE A FEME SOLE, HER HEIRS AND ASSIGNS, CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS: HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

BEING A TRACT OF LAND IN THE 21ST,DIST OF DAVIDSON COUNTY,TENNESSEE

BEGINNING 184 FEET NORTH OF THE SOUTH CORNER OF THE ORIGINAL TRACT BEING THE CORNER OF THE OLD BOND PROPERTY AND EWING ROAD,THENCE RUNNING IN A NORTHERLY DIRECTION WITH EWING ROAD 100 FEET TO A STAKE RUNNING BACK IN AN EASTERLY DIRECTION BETWEEN PARALLEL LINES 183 FEET TO A STAKE,THENCE IN A NORTHERLY DIRECTION 80 FEET TO A STAKE NEAR A CREEK,THENCE IN A EASTERLY DIRECTION 200 FEET TO A POINT IN THE SOUTH LINE, 457 FEET FROM THE OLD CORNER IN THE EWING ROAD AND THE OLD BOND CORNER,THENCE RUNNING WESTERLY WITH THE OLD LINE 118 FEET TO A STAKE, BEING THE EAST CORNER OF THE LOT CONVEYED TO FRED R. SANDERS AND CLAY I.SANDERS,THENCE WITH FRED R, SANDERS AND CLAY I.SANDERS LINE 224 FEET TO THE BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO B.F. SANDERS AND WIFE, MAGGIE SANDERS,BY DEED FROM W.R. HENRY, WHICH IS OF RECORD IN BOOK 389, PAGE 490, 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 SUSIE YATES, HER, heirs and assigns, forever, and WE do covenant with the said SUSIE YATES 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 B.F. SANDERS AND WIFE, MAGGIE SANDERS do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said SUSIE YATES HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 9TH day of APRIL 1946.

B.F. SANDERS
MAGGIE SANDERS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, C.E. SELLEY a Notary Public in and for said County and State, the within-named B.F. SANDERS AND WIFE, MAGGIE SANDERS 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 wife of the said, having appeared before me privately and apart from X 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 9TH day of APRIL, 1946.

[illegible] day of April, 1946 (Seal) C.E. SELLEY Notary Public.

[illegible] AT 10[illegible] A.M.

NUMBER 54693 RECORDED APRIL 11,1946
H.E. HINES TO A.D. DUDNEY

Book No. 1383

For and in consideration of the sum of THREE HUNDRED FIFTY AND NO/100 ($350.00) DOLLARS CASH IN HAND PAID BY A.D. DUDNEY, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, H.E. HINES, UNMARRIED, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID A.D. DUDNEY, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO.35 ON THE PLAN OF CHARLOTTE AVENUE CHURCH OF CHRIST SUBDIVISION AS OF RECORD IN PLAN BOOK 547 PAGE 199, OF THE REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO.35 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF WYOMING AVENUE EXTENDED AND RUNS BACK BETWEEN LINES BEING 203.1 FEET, MORE OR LESS ON THE EASTERLY LINE AND 194.7 FEET, MORE OR LESS ON THE WESTERLY LINE TO AN ALLEY, MEASURING 50.6 FEET THEREON.

BEING PART OF THE PROPERTY CONVEYED TO H.E. HINES BY DEED FROM UNITED STATES OF AMERICA, OF RECORD IN BOOK 1291 PAGE 16, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO ALL EASEMENTS AS ARE APPLICABLE TO THE PROPERTY ABOVE DESCRIBED.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said A.D. DUDNEY, HIS, heirs and assigns, forever, and I do covenant with the said A.D. DUDNEY 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 TAXES FOR 1946 WHICH HAVE BEEN EXPRESSLY ASSUMED BY THE GRANTEE.

And I,H.E. HINES do further covenant and bind MYSELF ,MY heirs and representatives, to warrant and forever defend the title to said land to the said A.D. DUDNEY HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 2ND day of APRIL 1946.

H.E. HINES

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 H.E. HINES, UNMARRIED the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

And X wife of the said, having appeared before me privately and apart from X 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 2ND day of APRIL, 1946.

Commission Expires 7TH May of [illegible] (Seal) JOE W. RIVES Notary Public.

U. S. R. & S. 55[illegible]

Received APRIL 10, 1946 AT 8:40 A.M.