NUMBER 54732 RECORDED APRIL 11, 1946

B. F. SANDERS, ET UX-----TO--FRED R. SANDERS AND CLAY I. SANDERS

Book No. 1383

For and in consideration of the sum of ($5.00) FIVE DOLLARS AND OTHER VALUABLE CONSIDERATION CASH IN HAND PAID BY FRED R. SANDERS AND CLAY I. SANDERS, 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 FRED R. SANDERS AND CLAY I. SANDERS THEIR 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, DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEGINNING AT THE WEST CORNER OF THE OLD BOND PROPERTY AND EWING ROAD, THENCE RUNNING IN A NORTHERLY DIRECTION WITH SAID ROAD 184 FEET TO A STAKE, THENCE IN A EASTERLY DIRECTION 224 FEET TO A POINT IN THE OLD LINE AND BEING THE SOUTH LINE OF SAID PROPERTY THENCE RUNNING WITH SAID LINE 224 FEET MORE OR LESS TO THE POINT OF 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 496, 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 FRED R. SANDERS AND CLAY I. SANDERS THEIR, heirs and assigns, forever, and WE do covenant with the said FRED R. SANDERS AND CLAY I. SANDERS 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 FRED R. SANDERS AND CLAY I. SANDERS THEIR, 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 XXXXX wife of the said XXXXX, having appeared before me privately and apart from husband, the said XXXXX 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

Commission Expires 9 day of APRIL, 1946 (Seal) C. E. SELLEY Notary Public.

U. S. R. S. $.30

Received APRIL 10, 1946 AT 10:48AM MDN

NUMBER 54715 RECORDED APRIL 11, 1946

JAMES C. MCFARLAND--------TO----ADOLPH BROWN, ET AL

Book No. 1383

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, CASH IN HAND PAID, AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, JAMES C. MCFARLAND, AN UNMARRIED MAN, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY A ONE-HALF (½) UNDIVIDED INTEREST IN THE PROPERTY HEREINAFTER DESCRIBED TO ADOLPH BROWN, BERNARD BROWN, MORRIS BROWN AND JENITA B. BLUM, THEIR HEIRS AND ASSIGNS, AND THE OTHER ONE-HALF (½) UNDIVIDED INTEREST TO MRS. OTILLIE STELZER, FOR AND DURING THE TERM OF HER NATURAL LIFE, WITH REMAINDER TO ELMORE STELZER AND ADOLPH STELZER, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 57 ON THE ORIGINAL PLAN OF NASHVILLE, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY Z. J. WILKINSON, SURVEYOR, DECEMBER 22, 1939.

SAID PART OF LOT NO. 57 FRONTS 26.7 FEET ON THE NORTHERLY SIDE OF BORADWAY, FORMERLY BROAD STREET, 40.5 FEET EAST FROM THE EASTERLY SIDE OF FOURTH AVENUE NORTH, FORMERLY CHERRY STREET, AND RUNS BACK BETWEEN PARALLEL LINES 130 FEET TO A DEAD LINE.

BEING PART OF THE PROPERTY DEVISED TO JAMES C. MCFARLAND BY WILL OF J. P. MCFARLAND, DECEASED, OF RECORD IN WILL BOOK 35, PAGE 568, COUNTY COURT FOR DAVIDSON COUNTY, TENNESSEE, AND BY DEED FROM LON P. MCFARLAND, ET AL. OF RECORD IN BOOK 1181, PAGE 75, REGISTER'S OFFICE FOR SAID COUNTY.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said ADOLPH BROWN, BERNARD BROWN, MORRIS BROWN, JENITA B. BLUM, MRS. OTILLIE STELZER, ELMORE STELZER AND ADOLPH STELZER, AS THEIR INTERESTS ARE HEREINBEFORE SET OUT THEIR, heirs and assigns, forever, and I do covenant with the said ADOLPH BROWN, BERNARD BROWN, MORRIS BROWN, JENITA B. BLUM, MRS. OTILLIE STELZER, ELMORE STELZER AND ADOLPH STELZER, 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 do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said ADOLPH BROWN, BERNARD BROWN, MORRIS BROWN, JENITA B. BLUM, MRS. OTILLIE STELZER, ELMORE STELZER AND ADOLPH STELZER, AS THEIR INTERESTS HEREIN APPEAR THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this THE 9 day of APRIL 1946

JAMES C. MCFARLAND

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, BERNICE WALLIMATE a Notary Public in and for said County and State, the within-named JAMES C. MCFARLAND

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

And XXXXXX wife of the said XXXXXX, having appeared before me privately and apart from husband, the said XXXXXX 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 9 day of APRIL, 1946

Commission Expires 15 day of OCTOBER, 1949 (Seal) BERNICE WALLIMATE Notary Public.

U. S. R. S. $.30

Received APRIL 10, 1946 AT 9:56AM MDN