Book No. 1403

For and in consideration of the sum of [illegible] ($1.00) Dollars cash in hand paid by James Phillips, the receipt of which payment I hereby acknowledge, and other good and valuable considerations, I, James Phillips, have bargained and sold, and by these presents do transfer and convey unto the said Helen Phillips and her children their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 8th Fourteenth Civil District of Davidson County, described as follows: Beginning at a stake in the southerly margin of State Highway No. 100, the northwesterly corner of a 3 acre tract conveyed to W. H. Price by deed from Lizzie Baltimore, et al, of record in book 854, page 524, Register's office for said County; thence with the southerly margin of said State Highway No. 100, south 60 degrees west 277 feet more or less, to a stake, Enoch Ursey's northeast corner; thence south 14 degrees east with Ursey's easterly line 861 feet, more or less, to a stake with hickory and chestnut pointers, the northerly line of the Henry Silas lands; thence with the northerly line of the Silas lands south 87 degrees east 470.85 feet, more or less, to a stone, W. H. Price's southwest corner; thence north 2½ degrees west with Price's westerly line 782 feet, more or less, to the point of beginning, containing 6.1 acres, more or less.

Said property was vested in Mrs. Virginia Phillips for life, with remainder in James Phillips, by decree of the Chancery Court of said County, in minute book 142, page 21 in the cause of Virginia Phillips, et al, vs. Bonnie Nell Phillips, et al.

Mrs. Virginia Phillips, who owned a life estate in this property died in 1941.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Helen Phillips and her children their heirs and assigns, forever, and I do covenant with the said Helen Phillips and her children 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 Helen Phillips and her children, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this 7th day of June, 1943

Witness: Edna V. Lewis
C. E. Harrison

his
James X Phillips
mark

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, T. C. Crenne a Notary Public in and for said County and State, the within-named James Phillips 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 x, having appeared before me privately and apart from husband x, the said x acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from x said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of June, 1943

Commission Expires 7th day of October, 1947 Seal T. C. Crenne Notary Public.

U.S.R.S. 61.10
Received June 23, 1946 at 10:34 a.m.
ek

Book No. 1403

For and in consideration of the sum of [illegible] ($1,000.00) and no/100 Dollars cash in hand paid by O.M. Price and wife, Mamie Lee Price, the receipt of which is hereby acknowledged, I, we, Pete Dallas and wife, Ethel Mae Dallas have bargained and sold, and by these presents do transfer and convey unto the said O. M. Price and wife, Mamie Lee Price, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 14th, formerly the 8th Civil District of said County, described according to a survey made by John Watters, as follows:

Beginning at a point in the center of South Sycamore Creek at the intersection of the center of South Sycamore Creek and the center line of Greenbriar Road; thence with the center line of said Greenbriar Road, north 16° E. 720 feet to a point; thence north 70° west 350 feet; thence with a farm road, north 73° west 553 feet to a fence post; thence south 17° west 872 feet to a point, the northern boundary line of a tract of land owned by Frank Knight; thence with Knight's northern boundary line, south 83° east 710 feet to the beginning, containing 13 acres, more or less. Being part of the property conveyed to Pete Dallas and wife, Ethel Mae Dallas, by deed from United Realty Company, of record in book 1045, page 313, 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 O. M. Price and wife, Mamie Lee Price, their heirs and assigns, forever, and we do covenant with the said O. M. Price and wife, Mamie Lee Price 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said O. M. Price and wife, Mamie Lee Price, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand s, this 24th day of June, 1943

Pete Dallas
Ethel Mae Dallas

STATE OF ~~TENNESSEE, DAVIDSON~~ COUNTY.

Personally appeared before me, Adelia Nicholson a Notary Public in and for said County and State, the within-named Pete Dallas and wife, Ethel Mae Dallas 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 x, having appeared before me privately and apart from husband, the said x 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 25th day of June, 1943

Commission Expires 14th day of Dec. 1943 Seal Adelia Nicholson Notary Public.

U.S.R.S. 61.10
Received June 25, 1946 at 12:01 p.m.
ek