NUMBER 73164 RECORDED OCTOBER 3, 1946

MARGARET DUTTON, ET ALS TRS TO J. M. DUTTON, ET UX

Book No. 1417

For and in consideration of the sum of THREE THOUSAND & NO/100 ($3,000.00) DOLLARS PAID AND TO BE PAID BY JAMES MARSHALL DUTTON AND WIFE, FELICIA HUDSON DUTTON, AS FOLLOWS: FIFTEEN HUNDRED DOLLARS CASH IN HAND PAID, THE RECEIPT OF FOURTEEN HUNDRED DOLLARS OF WHICH IS HEREBY ACKNOWLEDGED BY MARGARET DUTTON AND ROBERT DUTTON, TRUSTEES FOR JOHN W. DUTTON, AND THE RECEIPT OF ONE HUNDRED DOLLARS OF WHICH IS ACKNOWLEDGED BY MRS. MARY ELLA VAUGHN; AND FOR THE BALANCE THE SAID JAMES MARSHALL DUTTON AND WIFE FELICIA HUDSON DUTTON HAVE EXECUTED THEIR ONE JOINT PROMISSORY NOTE, OF EVEN DATE HEREWITH, FOR THE PRINCIPAL SUM OF FIFTEEN HUNDRED DOLLARS PAYABLE TO MARGARET DUTTON AND ROBERT DUTTON, TRUSTEES FOR JOHN W. DUTTON, DUE ON OR BEFORE 15 YEARS FROM DATE, AND BEARING INTEREST AT 2½ PER ANNUM. A VENDORS' LIEN IS HEREBY EXPRESSLY RETAINED ON THE LAND HEREIN CONVEYED TO SECURE THE PAYMENT OF SAID NOTE AND INTEREST.

WE, THE AFORESAID, MARGARET DUTTON AND ROBERT DUTTON AS TRUSTEES FOR JOHN W. DUTTON, AND MRS. MARY ETTA VAUGHN, FOR THE CONSIDERATION HEREINABOVE RECITED HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JAMES MARSHALL DUTTON, AND WIFE, FELICIA HUDSON DUTTON, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A TRACT OF LAND IN THE 10TH., FORMERLY THE 22ND, CIVIL DISTRICT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE ABOUT 8 FEET NORTH OF BEECH AND DOGWOOD POINTERS AND RUNNING THENCE NORTH 24 POLES TO A HICKORY; THENCE NORTH 17½° EAST 35 POLES TO A STAKE WITH SYCAMORE POINTER; THENCE NORTH 52° WEST 40⅔ POLES TO A POINT ON NORTH BANK OF CREEK; THENCE SOUTH 54° WEST 19 POLES TO A STAKE; THENCE SOUTH 25½° WEST 29 POLES TO A STAKE; THENCE SOUTH 15° WEST 71.40 POLES TO A POINT IN CREEK; THENCE NORTH 75½° EAST 42.24 POLES TO A STONE ON THE SOUTH SIDE OF DRY DRAIN; THENCE NORTH 66½° EAST 29 POLES TO THE POINT OF BEGINNING, CONTAINING 30 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO J. F. DUTTON AND J. W. DUTTON BY DEED FROM R. W. WEBBER AND WIFE, OF RECORD IN BOOK 533, PAGE 556, REGISTER'S OFFICE FOR SAID COUNTY, THE SAID J. F. DUTTON DIED, INTESTATE, (HIS WIFE ALSO HAVING DIED) WITHOUT ISSUE, LEAVING SURVIVING HIM HIS BROTHER, THE SAID J. W. DUTTON AND HIS SISTER, THE SAID MRS. MARY ETTA VAUGHN, AS HIS ONLY HEIRS-AT-LAW. PURCHASERS ASSUME TAXES FOR THE YEAR 1946.

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 MARSHALL DUTTON AND WIFE, FELICIA HUDSON DUTTON THEIR, heirs and assigns, forever, and WE do covenant with the said JAMES MARSHALL DUTTON AND WIFE, FELICIA HUDSON DUTTON 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 CURSELVES, CUR heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES MARSHALL DUTTON AND WIFE FELICIA HUDSON DUTTON, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness CUR hand S, this 28 day of SEPT. 1946

MARGARET DUTTON

ROBERT DUTTON

MARY ETTA VAUGHN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, WM. P. WINTERS a Notary Public in and for said County and State, the within-named MARGARET DUTTON AND ROBERT DUTTON, TRUSTEES FOR JOHN W. DUTTON, AND THE WITHIN NAMED MRS. MARY ETTA VAUGHN, A WIDOW 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 X wife of the said X X, having appeared before me privately and apart from husband, the said X 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 28 day of SEPT., 1946

Commission Expires 12 day of JAN., 1949 (Seal) WM. P. WINTERS Notary Public

U.S.R.S. $1.10

RECEIVED OCTOBER 2, 1946 AT 3:17 P.M.

I.S.

NUMBER 73124 RECORDED OCTOBER 3, 1946

MAI BALLENGER TO A. A. HOLT, ET UX.

Book No. 1417

For and in consideration of the sum of ONE THOUSAND TWO HUNDRED TWENTY-FIVE ($1,225.00) AND NO/100 DOLLARS CASH IN HAND PAID BY A. A. HOLT AND WIFE, MATTIE E. HOLT, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

I, MAI BALLENGER HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID A. A. HOLT AND WIFE, MATTIE E. HOLT, 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. 14 ON THE MAP OF CARTER LANE PLACE, AS OF RECORD IN BOOK 547, PAGE 105, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 14 FRONTS 50 FEET ON THE NORTHERLY SIDE OF GRANADA AVENUE, FORMERLY CARTER LANE, AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO MAI BALLENGER BY DEED FROM JANIE PARKER PHELPS THOMPSON, ET AL., OF RECORD IN BOOK 1357, PAGE 613, SAID REGISTER'S OFFICE.

PURCHASER ASSUMES ALL TAXES FOR THE YEAR 1946.

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. A. HOLT AND WIFE, MATTIE E. HOLT THEIR, heirs and assigns, forever, and I do covenant with the said A. A. HOLT AND WIFE, MATTIE E. HOLT 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 the said land to the said A. A. HOLT AND WIFE, MATTIE E. HOLT, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 30TH day of SEPTEMBER 1946

MAI BALLENGER

STATE OF TENNESSEE, SMITH COUNTY.

Personally appeared before me, H. H. WHITE a Notary Public in and for said County and State, the within-named MAI BALLENGER the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And X X wife of the said X 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 said husband and for the purposes therein expressed.

Witness my hand and official seal at CARTHAGE, Tennessee, this 1ST day of OCTOBER, 1946

Commission Expires 14 day of JULY, 1947 (Seal) H. H. WHITE Notary Public

U.S.R.S. $1.65

RECEIVED OCTOBER 2, 1946 AT 1:01 P.M.

I.S.