K 1454

THIS INDENTURE, Made the 5th day of March, 1947, between JAS. E. COVINGTON, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, party of the first part, and TONY ST. CHARLES, JR., of Davidson County, State of Tennessee, party of the second part,

WITNESSETH, That by a decree of said Court, in the cause of Mrs. Nora Layne Kirkland, et al, Complainants, and Mrs. Mary Layne Bowman, et al, Defendants, Rule No. 62605, and entered on page 428 of Minute Book No. 159, the said Clerk and Master did, on the 1st day of February, 1947, sell at public auction the real estate hereinafter described to the said Tony St. Charles, Jr., for Sixteen Thousand ($16,000.00) Dollars, as appears from the report of said Clerk and Master, made in said cause to the October Term, 1946, and entered on page 134 of Minute Book No. 160, and the said consideration of $16,000.00 having been paid in full, as required by the decree of said Court confirming said report.

NOW, THEREFORE, in order to carry into effect said sale, in pursuance of said decree, and in consideration of the sum of TWO DOLLARS, paid to said Clerk and Master, the receipt of which is hereby acknowledged, the said JAS. E. COVINGTON, as such Clerk and Master, doth hereby transfer and convey to the said Tony St. Charles, Jr., and to his heirs and assigns forever, said tract or parcel of land, situated in the County of Davidson and State of Tennessee, and bounded and described as follows:

"Being part of lot No. 139, and part of a 10 foot strip marked "Reserved" on the plan of the Fenner Manor Land Company's Subdivision, as of record in Book No. 421, page 100, Register's Office for Davidson County, Tennessee, beginning at a point in the Westerly margin of Woodmont Avenue at the Northeast corner of lot No. 140 on said plan, and runs thence along the Westerly margin of said Avenue Northerly 100 feet to the Southeast corner of lot No. 138 on said plan; thence with the line between lots Nos. 138 and 139 Westwardly 192 feet to the Westerly margin of said 10 foot strip reserved, and being the Northeast corner of a small lot of land conveyed to H. S. Vaughn, Trustee, by Percy Warner, et ux., by deed of record in Book 539, page 657, R.O. of said County; thence Southerly along the West line of said lot conveyed to Vaughn 31 feet, more or less, and cross said 10 foot strip to the Northeast corner of a strip of land conveyed off lot No. 139 to Percy Warner by

H. S. Vaughn et al., by deed of record in Book 539, page 656, Register's Office for said County, and running thence Southerly with the East line of said strip South 36 degrees 80 feet to a point in the North line of lot No. 140; thence with the line between lots Nos. 139 and 140 Easterly to the point of beginning and was conveyed to H. S. Vaughn by deed recorded in Book No. 548, page 263, and by deed recorded in Book No. 539, page 657, Register's Office for said County.

And being the same property conveyed to Mrs. Vera L. Cryer by deed from H. S. Vaughn, Trustee, et al., of record in Book 675, page 280, Register's Office for Davidson County, Tennessee."

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