



D E E D

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KNOW ALL MEN BY THESE PRESENTS, that whereas the Chancery Court at Nashville, Tennessee, Part II, by decree entered September 24, 1964, in Minute Book 75, page 427, of the Minutes of said Court, in the cause wherein Mrs. Eva Ashton Sanders Binkley, et al are Complainants, and John E. Patton, et al, are defendants, Rule No. 86730, has approved the purchase of the hereinafter described property, with certain proceeds of the sale of the farm properties sold in said cause, title to which under the will of A. Ashton, deceased, was vested in the Grantees hereinafter named; and

WHEREAS, the Grantors, Henry M. Moore and wife, Grace B. Moore, have contracted to sell said described property to Grantees, subject to the approval of said Chancery Court;

NOW, THEREFORE, in consideration of the payment to Grantors from said proceeds of sale in said cause by the Clerk and Master of said Chancery Court of the sum of Seven Thousand, Three Hundred Ninety-Two & 74/100 Dollars ($7,392.74), being the agreed cash payment of $7,600.00, less certain taxes, expenses and charges properly deducted under the said decree, the assumption by said Grantees of the payment of the unpaid balance of a certain note of Grantors payable to the Third National Company of Nashville, Tennessee, the unpaid principal balance being $4,200.00, with interest, in accordance with its terms, and the execution by Grantees of their promissory note in the amount of $12,000.00 for the remainder of the total purchase price of $24,000.00, payable on behalf of the said Grantees, on or before one year after date, with interest at 6% per annum from date, by the Clerk and Master from the proceeds of a certain deferred purchase money note executed as part payment of the purchase price of said farm property sold in said cause, and due and payable to the Clerk and Master on or before July 1, 1965, and providing for payment of reasonable attorney's fees and costs of collection in the event of default in the payment thereof, a vendor's lien being hereby expressly retained on the lands herein conveyed to secure the payment of said note, interest, fees, expenses and costs;

NOW, THEREFORE, in consideration of the premises, the Grantors, Henry M. Moore and wife, Grace B. Moore, have bargained and sold and by these presents have transferred and conveyed to the Grantees, Mrs. Eva Ashton Sanders Binkley, as life tenant, Mrs. Mary Elizabeth Sanders Smith, Mrs. Catherine May Sanders Armstrong, Mrs. Ruth Sanders Lynch, and Ashton G. Sanders, as vested remaindermen, and Alex P. Underwood, Robert G. Underwood, Stephen Sanders, Michael Sanders, Ricky Wayne Armstrong, and Wayne Underwood, as contingent remaindermen, and as representing the unborn children of the Complainants, in exact accordance with their rights, titles and interests under and in accordance with the will of A. Ashton, deceased, as probated in the County Court of Davidson County, Tennessee, and recorded in Will Book 40, pages 267-268, in the Probate Court of Davidson County, Tennessee, and to their respective heirs and assigns, the following described real property on which is located a brick duplex residence, to wit:

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> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Linden Grove of record in Book 1835, page 89, Register's Office for Davidson County, Tennessee, described ad follows:
>
> Said Lot No. 7 fronts 244 feet on the northerly margin of Ewing Lane and runs back between lines 204.4 feet on the westerly side and 192.1 feet on the easterly side to a dead line in the rear, said line being a broken line and measuring 258.9 feet on said dead line.
>
> And being the same property conveyed to Henry M. Moore and wife, Bobbie Gary Moore, by deed of Sarah Elizabeth Hailey and husband, of record in Book 2020, page 369, said Register's Office, the said Bobbie Gary Moore having died, and said Henry M. Moore having title to said property as the surviving tenant by the entirety.

Said property is improved as stated, by brick duplex residence No. ____, Ewing Lane, Nashville, Tennessee, and is identified for general services district taxes as Parcel No. 12D-36765, and tax bills will be addressed to Mrs. Eva Ashton Sanders Binkley at said address.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said above named Grantees and their respective heirs and

herein to secure payment of the balance owing on the note to the Third National Company, and the note in the amount of $12,000.00 payable to Grantors. This vendor's lien may be enforced, in default of payment of any of the foregoing hereunder, by application made in the Chancery Court in this cause.

And Grantors do covenant with the said Grantees, their respective heirs and assigns, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for the above mentioned indebtedness to Third National Company and 1964 taxes.

And said Grantors do further covenant and bind themselves, and their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, and their respective heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands, this 8th day of October, 1964, at Nashville, Tennessee.

Henry M. Moore
Henry M. Moore

Grace B. Moore
Grace B. Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty Poage a Notary Public in and for said County and State, the within named Henry M. Moore and wife, Grace B. Moore, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of October, 1964.

BETTY POAGE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Betty Poage
Notary Public

My Comm. expires: 10-25-67

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D E E D

Henry H. Moore and wife,

Grace B. Moore

to

Mrs. Eva Ashton Sanders
Binkley, et al

- - - - -

STATE TAX $ 36.00
PROBATE .50
TOTAL $ 36.50

OCT 29 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

OCT 29 1964

56339

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY
STATE OF TENN.

OCT 29 1 43 PM 64

RECORDED 318

DEP. REG.

LAW OFFICES
BAILEY, EWING, DALE & BAILEY
NASHVILLE BANK & TRUST BUILDING
NASHVILLE, TENNESSEE 37201