New Owner: B. B. Doubleday, Jr.
911 Westview Avenue
Nashville, Tennessee

Send Tax Bill to: B. B. Doubleday, Jr.
911 Westview Avenue
Nashville, Tennessee

BOOK 3828 PAGE 947

WHEREAS, B. B. Doubleday, Jr., one of the partners of W. L. Bainbridge Company, has acquired the partnership interests of the other partners, W. L. Bainbridge, Jr. and W. L. Bainbridge, III: and

Whereas, the partnership assets included the parcels and tracts of land described below:

NOW, THEREFORE, in order to effect the transfer of the title and interest of the partnership in said properties to the said B. B. Doubleday, Jr., and to carry out the intentions of the parties, W. L. Bainbridge Company, a partnership, has bargained and sold and does hereby transfer and convey unto B. B. Doubleday, Jr. the following parcels and tracts of land in Davidson County, Tennessee:

Tract 1: Being Lots Nos. 67, 68, 69, 70, 71 and 72 on the plan of Owen's Buena Vista Lots, as of record in Book 57, Page 26, Register's Office for said County. MAP 81-4 Par. 9

Said lots nos. 68 to 72, inclusive, front together 416 feet on the westerly side of Delta, formerly Hamburg Street, and run back between parallel lines, with the southerly margin of an alley, 160 feet to the easterly margin of an unnamed street.

Said Lot No. 67 is described as follows: Beginning at a point in the westerly margin of Delta, formerly Hamburg Street, at the intersection of the westerly margin of said Delta Street and the northerly margin of Cass Street; thence with the westerly margin of said Delta Street, northwardly to the southeast corner of lot no. 68 on the said plan; thence with the line between said lots nos. 67 and 68, westwardly 160 feet to a point in the easterly margin of an unnamed street; thence with the easterly margin of said unnamed street, southwardly to the intersection of the easterly margin of said unnamed street and the northerly margin of said Cass Street; thence with the northerly margin of Cass Street, eastwardly 160 feet to the beginning.

Being the same real property conveyed to W. L. Bainbridge Company by deed from W. L. Bainbridge, Jr. as of record in Book 3403, Page 26, R.O.D.C., Tennessee.

Tract 2: Being Lot No. 1 on the Plan of Hemstead Heights, as of record in Book 2330, Page 51, Register's Office for Davidson County, Tennessee. MAP 91-14 Par. 117

Said Lot No. 1 fronts 56.05 feet on the westerly side of Pegram Street and runs back 159.5 feet on the northerly line and 171.3 feet on the southerly line to a dead line, measuring 55.7 feet thereon.

Being the same property conveyed to W. L. Bainbridge Company by deed from Thomas L. Sullivan and wife, Lillian M. Sullivan, as of record in Book 3285, Page 451, R.O.D.C., Tennessee, excluding that portion of said tract conveyed to the State of Tennessee, Dept. of Highways, by deed of record in Bk. 3400, Pg. 371, R.O.D.C., Tenn.

Tract 3: Being Lot No. 48 on the Plan of the Subdivision of Lots Nos. 39 and 40 in the Division of the B. F. Cockrill Farm, as of record in Book 332, Page 41, Register's Office for said County. MAP 91-10 Par. 43.1

Said Lot No. 48 fronts 50 feet on the northerly side of Leslie Street and runs back between parallel line 150 feet to an alley.

Being the same property conveyed to W. L. Bainbridge Company by deed from Milton G. Graves, et al, as of record in Book 3375, Page 351, R.O.D.C., Tennessee.

Tract 4: Being part of Lot No. 30 on the map of the B. F. Cockrill farm, as of record in Book 161, Page 134 and 135, Register's Office for Davidson County, Tennessee, described as follows: MAP 91-5 Par. 133

Beginning at the northeast corner of said Lot No. 30, said northeast corner being 393.1 feet eastwardly from the east margin of Waco Drive; thence with the east line of said Lot No. 30 southwardly 866.2 feet to a point; thence north 84 degrees 29 minute west, 180.5 feet to the southeast corner of Lot No. 26 on the Plan of Mosswood Subdivision, Section 2; thence with the easterly boundary of said Mosswood Subdivision north 2 degrees 32 minutes east 868.59 feet to a point in the northerly margin of said Lot No. 30, B. F. Cockrill farm; thence south 84 degrees, 38 minutes east with the northerly margin of said Lot No. 30, 209.93 feet to the point of beginning.

Being the same property conveyed to W. L. Bainbridge Company by deed from Richland Development Company as of record in Book 3402, Page 561, R.O.D.C., Tennessee.

Tract 5: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: MAP 81-2 Par 85

Being Lot No. 84 in Buena Vista Heights Addition, said lot fronting 50 feet on the south side of Kellew or Kellow Street and running back between parallel lines 150 feet to an alley. See plan in Book 161, Page 19, R.O.D.C.

Being the same property conveyed to W. L. Bainbridge Company by deed from R. E. Worrall, County Court Clerk, Davidson County, Tennesse, as of record in Book 3506, Page 353, R.O.D.C., Tennessee.

Tract 6: Land in Davidson County, Tennessee, being Lot No. 9 of Block "G" on the Map of Berry Hill Gardens, of record in Book 1130, Page 36, Register's Office for said County. MAP 118-11 Par. 119

Said Lot No. 9 fronts 65 feet on the westerly side of East Iris Drive and runs back between parallel lines 125 feet to a dead line.

Being the same property conveyed to W. L. Bainbridge Company by deed from John S. Patterson and wife Olene C. Patterson as of record in Book 3763, Page 563, R.O.D.C., Tennessee.

Tract 7: Land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, described as follows: MAP 133 Par. 30

Beginning at a point in the center of Paragon Mill Road at the southwest corner of the property conveyed to Clifford R. Boice and wife, by H. B. Blunkall and wife, by deed of record in Book 2197, Page 93, Register's Office for said County; thence with the western boundary line of said Boice property, north 39 degrees 30' west 220 feet to an iron pin in the southern boundary line of the Harrison property; thence with said line south 51 degrees 30' west 146 feet to an iron pin in the easterly margin of a 20 foot unnamed roadway; thence with said margin south 39 degrees 30' east 220 feet to the center of said Paragon Mill Road; thence with the center of said Road, north 51 degrees 30' east 146 feet to the beginning.

Being the same property conveyed to W. L. Bainbridge Company by deed from W. L. Bainbridge, of record in Book 3827, Page 843, R.O.D.C., Tennessee.

Tract 8: Land in Davidson County, Tennessee, being Lot No. 27 on the Map of Gailey wood Subdivision, Section 4, as of record in Book 3500, Page 72, Register's Office for said County.

Said Lot No. 27 fronts 50 feet on the westerly side of Croley Drive and extends back between parallel lines 140 feet to an alley.

Being part of the real property conveyed to W. L. Bainbridge Company by deed from Louise Jennings Johnson et al, as of record in Book 3467, Page 585, R.O.D.C., Tennessee.

Tract 9: Being Lot No. 62 on the Plan of Paragon Hills, as of record in Book 3300, Page 100, Register's Office for Davidson County, Tennessee. MAP 90-8 Par 152

Said Lot No. 62 fronts 225.4 feet on the northerly side of Elysian Fields Road and runs back between lines, 167.4 feet on the westerly side and 334.6 feet on the easterly line which is a broken line, to a dead line in the rear on which it measure 361.5 feet.

There is also conveyed Reserved Parcel A. as shown on said Plan, which adjoins said Lot No. 62 on the easterly side and fronts 50.1 feet on the northerly side of Elysian Fields Road, said parcel being triangular in shape as shown in detail drawing on said Plan.

Being part of the same property conveyed to W. L. Bainbridge Company, a Partnership, by deed from William James Potts et als, of record in Book 3181 Page 474, R.O.D.C., Tennessee.

Plan of

Tract 10: Being Lot No. 7 on the Paragon Hills, as of record in Book 3300, Page 100, Register's Office for Davidson County, Tennessee. MAP 133-11 Par 34

Said Lot No. 7 fronts 100 feet on the northerly side of Elysian Fields Road and runs back between lines 143.6 feet on the easterly side and 139.6 feet on the westerly side to a dead line in the rear on which it measures 46.6 feet.

Being part of the same property conveyed to W. L. Bainbridge Company, a Partnership, by deed from William James Potts et als, of record in Book 3181, Page 474, R.O.D.C., Tennessee.

Tract 11: Land in Davidson County, Tennessee, being lots nos. 81 and 83, of Block No. 58 in Plan No. 1, West Nashville, as of record in Book No. 57, Pages 74 and 75, Register's Office for said County. MAP 91-12 Par 89

Said Lots Nos. 81 and 83 front 25 feet each on the easterly side of 45th Avenue North, former 4th Street, and run back between parallel lines 105.5 feet to an alley, Lot No. 83 running back with the southerly margin of an alley.

Being the same real property conveyed to W. L. Bainbridge Company by deed from Charles C. Trabue, Jr., Trustee, of record in Book 3769, Page 240, R.O.D.C., Tennessee.

Tract 12: Being part of Lot No. 34 on the Map of the Subdivision of the B. F. Cockrill Farm, as of record in Book 161, Pages 134 and 135, Register's Office for said County, described as follows: MAP 91-5 Par. 131

Beginning in the center of Vernon, formerly Cockrill, Avenue, at the corner of Lots Nos. 33 and 34; thence with the center of said Avenue southwardly 219.3 feet; thence westwardly 25 feet to the northeast corner of the property conveyed to Lonnie J. Stoner and wife, by deed from L. M. Stoner and wife, of record in Book 1704, Page 541, said Register's Office, continuing in the same direction and with the northerly line of said Lonnie J. Stoner property, 200 feet, in all 225 feet;

thence southwardly and parallel with the center line of Vernon Avenue, 75 feet to the northerly line of Lot No. 35; thence with said line, westwardly 515 feet to the easterly line of Lot No. 30; thence with said line, northwardly 294.3 feet to the corner of Lots Nos. 33 and 34; thence with the line between said two lots, eastwardly 740 feet to the beginning.

Being the same property conveyed to W. L. Bainbridge Company by deed from W. L. Bainbridge and wife, Julia W. Bainbridge, as of record in Book 3402, Page 563, R.O.D.C., Tennessee.

Tract 13: Land in Davidson County Tennessee, being three lots Nos. 1, 2 and 3 in the subdivision of Lots Nos. 1, 2 and 3 of D. T. McGavock's Estate, plan of which is recorded in Plan Book No. 2, page 35, of the Chancery Court of said County, which lots are more particularly described as follows: MAP 81-4 Par. 37

Lot No. 1: Beginning at a point in the northeast corner of intersection of Cass and Darmstadt Street and running thence northwardly with the east margin of Darmstadt Street, 234-1/2 feet to a point the common corner of Lots Nos. 1 and 2 in said plan; thence eastwardly with the south boundary line of Lot No. 2, 380 feet to a point on the west margin of Cherry St. the common corner of Lots Nos. 1 and 2; thence south 48 deg. east with the west margin of Cherry Street, 258 feet to the northwest corner of intersection of Cass and Cherry Street; thence westwardly with the northerly margin of Cass Street, to the point of beginning, and containing 2.42 acres, more or less.

Lot No. 2: Commencing at a point on the east margin of Darmstadt Street, the common corner of Lots Nos. 1 and 2 in said plan of subdivision and running thence northwardly with the east margin of Darmstadt Street 345-1/2 feet to a point, the common corner of Lots Nos. 2 and three in said plan; thence eastwardly with the dividing line between Lots Nos. 1 and 2, 366 feet to the westerly margin of Cherry Street; thence south 18 deg. east with the west margin of Cherry Street 345-1/2 feet to a point, the common corner of Lots Nos. 1 and 2 in said plan; thence westwardly with the dividing line between Lots Nos. 1 and 2, 380 feet to the point of beginning on the east margin of Darmstadt Street, and containing 2.96 acres, more or less.

Lot No. 3: Beginning at at point on the eastern margin of Darmstadt Street, at the dividing line between Lots 2 and 3 of said plan and running in an easterly direction along said dividing line 366 feet, more or less, to the westerly margin of Cherry Street; thence northerly along said margin of Cherry Street 222-1/2 feet, more or less, to a street; thence south 71-1/4 deg. west and along the southerly margin of said unnamed street 479 feet, more or less, to a stake on the eastern margin of Darmstadt Street; thence south 15 deg. east 183 feet, more or less to the beginning point and containing 1.78 acres, more or less.

Land in Davidson County, Tennessee, being the northerly part of Lot No. 38 in the Mt. Vernon Plan of Lots, as of record in Book 21, page 149, Register's Office for said County.

Said part of Lot No. 38 fronts 50 feet on the westerly side of Sixth Avenue North, formerly Darmstead Street, and the northerly line of said lot runs back with the southerly margin of McKinney Street 166-1/2 feet to an alley, now closed, and shows 37-1/4 feet on said alley, the southerly line of said lot being 166-1/2 feet.

Being the same property conveyed to W. L. Bainbridge Company, a Partnership, by deed from Catherine Alberta Sperry, as of record in Book 3342, Page 631, R.O.D.C. Tennessee.

Tract 14: Land in Davidson County, Tennessee, being the northerly 34 feet of Lot No. 37, on the southerly 32 feet of Lot No. 38, on the Mount Vernon Plan of Lots, as of record in Book 21, Page 149, Register's Office for said County. MAP 81-4 Par 26+31

Said parts of lots nos. 37 and 38 adjoin and front together 66 feet on the westerly side of 6th Avenue North, formerly Darnstadt Street and run back between parallel lines 168 feet, more or less, to an alley.

Being part of the same property conveyed to W. L. Bainbridge Company by deed from Charles C. Uhlian, unmarried, of record in Book 3342, page 529, R.O.D.C., Tennessee.

Tract 15: Being the easterly part of Lot No. 2 on the Map showing the subdivision of certain lots in Belle Forest Subdivision, as of record in Book 547, Page 33, Register's Office for said County and being designated as Parcel 2 on the unrecorded map of a subdivision of certain lots of Sam Seligman on Pennington Avenue. MAP 72-15 Par 21

Said easterly part of Lot No. 2 fronts 50 feet on the west side of Pennington Avenue and runs back between parallel lines 179.5 feet to a dead line.

Being the same property conveyed to W. L. Bainbridge Company by Trustee's Deed from Charles C. Trabue, Jr., Trustee, as of record in Book 3818, Pages 315, 317, 318 & 316, R.O.D.C., Tennessee.

Tract 16: Being Lots Nos. 52, 53 and 55 on the map showing Subdivision of the Water's Place on Maxey Lane, as of record in Book 332, Pages 136 and 137, Register's Office for said County. MAP 72-07 Par. 310, 311 + 313

Said Lots Nos. 52, 53 and 55 front 50 feet each on the easterly side of Evelyn Avenue and run back between parallel lines 145 feet to an alley.

Being part of the same property conveyed to W. L. Bainbridge Company by deed from William G. Blackman and wife, of record in Book 3371, Page 221, R.O.D.C., Tennessee.

Tract 17: Three parcels of land in the City of Nashville, County of Davidson, Tennessee, as follows: MAP 91-12 Part of Par. 189

Parcel No. 1: Being part of Lot No. 19 on Map of re-subdivision of Lots Nos. 13, 19, 20 and 21 in Clifton Plan, of record in Book 421, Page 49, Register's Office for said County, described as follows:

BEGINNING at the southeast corner of Michigan Avenue and First Street, now called 42nd Avenue North; running thence eastwardly along the southerly margin of Michigan Avenue 437 feet to a point; thence southwardly 124-1/2 feet to the northerly margin of an alley; thence westwardly along said alley 110 feet; thence southwardly 129 feet to the northerly margin of Hill Street or Avenue; thence westwardly along said Hill Street 284 feet to the easterly margin of First Street, now called 42nd Avenue North; thence northwardly along said First Street, now called 42nd Avenue North, 211 feet to Michigan Avenue, the point of beginning, containing 1 43/100 acres.

Parcel No. 2: Being part of Lot No. 20 on the Map of re-subdivision of Lots Nos. 13, 19, 20 and 21 in Clifton Plan, of record in Book 421, page 49, Register's Office for said County, described as follows:

BEGINNING at the northeast corner of Michigan Avenue and First Street, now called 42nd Avenue North, as recorded in the plan above mentioned; running thence northwardly along the easterly margin of 42nd Avenue North, formerly First Street, 300 feet to a point in the southerly margin of Batavia Street, formerly Morgan Street,

or Avenue; running thence eastwardly along the southerly margin of said Morgan Avenue or Street, now Batavia Street, 493 feet to a point; thence southwardly 241 feet to the northerly margin of Michigan Avenue; thence westwardly along Michigan Avenue 445 feet to First Street, now called 42nd Avenue North, the point of beginning, containing 2 91/100 acres.

Parcel No. 3: Being part of Lot No. 21 on the Map of Re-Subdivision of parts of lots No. 13, 19, 20 and 21 in Clifton Plan, of record in Book 421, Page 49, Register's Office for said County, described as follows: MAP 91-8 Pa 302 + 303

BEGINNING AT the Northwest corner of Second Street, now 43rd Avenue North, and Michigan Avenue; running thence northwardly along the westerly margin of said Second Street, now called 43rd Avenue North, 430 feet to a point; thence westwardly 88 degrees South 250 feet to a point in the easterly margin of N. C. and St. L. Railroad's right-of-way; thence in a southerly direction along said Railroad's right-of-way, 500 feet, more or less, to the northerly margin of Michigan Avenue; thence eastwardly along said Michigan Avenue 30 feet to the point of beginning, containing 1 25/100 acres.

Being part of the same property conveyed to W. L. Bainbridge Company by deed from Southern Bell Telephone and Telegraph Company, of record in Book 3677, Page 387, R.O.D.C., Tennessee.

To have and to hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said B. B. Doubleday, Jr., his heirs and assigns, forever.

And W. L. Bainbridge Company does covenant with the said B. B. Doubleday, Jr., that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except by a lien to secure payment of 1964 ad valorem taxes, which are assumed by the Grantee.

And W. L. Bainbridge Company does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said B. B. Doubleday, Jr., his heirs and assigns against the lawful claims of all persons, whomsoever.

Executed at Nashville, Tennessee this 2nd day of November, 1964.



W. L. BAINBRIDGE COMPANY

By W. L. Bainbridge, Jr.

B. B. Doubleday, Jr.

W. L. Bainbridge III

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me CHARLES C. TRABUE, JR., a Notary Public in and for said County and State, the within named W. L. Bainbridge, Jr., B. B. Doubleday, Jr., and W. L. Bainbridge III, 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 2nd day of November, 1964.

My Commission expires Feb 16, 1965

Charles C. Trabue
Notary Public

CHARLES C. TRABUE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

57082

BOOK 3828 PAGE 954

FILED FOR REGISTER
DAVIDSON COUNTY
TENN.

NOV 4 2:11 PM '54

STATE TAX $ 45.00
PROBATE .50
TOTAL $45.50

NOV 4 1954

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

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