THIS PROPERTY OWNED BY
KOSSIE GARDNER ETUX
2707 MEHARRY BLVD

SEND TAX BILLS
TO: SAME

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THIS PROPERTY IS IMPROVED AND KNOWN AS
1600, 1600A, 1704, AND 1706 KNOWLES ST.

Map 81-15
Par. 340-329-330

D E E D

For and in consideration of the sum of Four ($4.00) Dollars cash to me in hand paid and the further consideration that the conveyees hereunder assume and agree to pay any balance which may remain unpaid at the time of my death on the indebtedness secured by a Deed of Trust executed by Brownie Bailey and assumed by me to Albert Thomas, Trustee, and recorded in Book 2870, page 561, Register's Office of Davidson County, Tennessee, together with the further consideration of the acknowledgement of the many acts of kindness and assistance shown me by my dear friends, Kossie Gardner, Sr. and wife, Eleanor Elizabeth Gardner and the affection that I have for them. I, Panthea B. Harrington, a married woman, who owns, the following described real property, separate and apart from my husband, have this day bargained, sold and do hereby transfer and convey to Kossie Gardner, Sr. and wife, Eleanor Elizabeth Gardner, jointly, their heirs and assigns forever, the following described certains lots and parcels of land described as follows, to wit:

Lot No. 1: Being the easterly 27.3 feet of lot numbered "twenty" (20), and the westerly two feet of lot numbered "twenty-one" (21) in the Bransford Realty Company's re-subdivision of part of Manlove's addition, a plan of which is of record in Book 421, page 53 of the Register's Office for Davidson County, Tennessee. Said part of said lots adjoin and front together 29.3 feet on the southerly side of Thompson Street and extend back southerly between parallel lines 157 feet, more or less, to an alley, being part of the same property conveyed to Panthea B. Harrington by deed from Brownie Bailey, recorded in Book 2964, page 239, Register's Office for Davidson County, Tennessee.

Lot No. 2: A certain lot or parcel of land in Davidson County, Tennessee, described as follows: - Being lot No. 27 in the Bransford Realty Company's re-subdivision of part of Manlove Subdivision, the plan of which is of record in Book 421, page 53, of the Register's Office for Davidson County, Tennessee. Said Lot No. 27 fronts thirty-five (35) feet on the northerly side of Thompson Street, and extends back in a northerly direction between parallel lines 142 feet more or less, to an alley in the rear, and is the same property conveyed to Panthea B. Harrington by deed from Brownie Bailey recorded in Book 2964, page 239, Register's Office for Davidson County, Tennessee.

Lot No. 3: Being Lot No. 28 in the Bransford Realty Company's Re-subdivision of part of the Manlove Addition, a plan of which is of record in Book 421, page 53 of the Register's Office for Davidson County, Tennessee. Said Lot No. 28 fronts 40 feet on the North side of Thompson Street and extends back northerly between parallel lines 142 feet more or less, to an alley - being the same property conveyed to Panthea B. Harrington by deed from Brownie Bailey, recorded in Book 2964, page 239, Register's Office for Davidson County, Tennessee.

Lot No. 4: Lot No. 17 and the east 20 feet of Lot No. 18 on the Plan of Underwood Addition of record in Book No. 21, page 117, Register's Office for Davidson County, Tennessee.
Said Lot No. 17 and the East 20 feet of Lot 18 adjoin and front together 70 feet on the North side of Knowles Street, formerly Thompson Street, and runs back between parallel lines along the Westerly margin of 16th Avenue, North, 162 feet to an alley.
Being part of the property conveyed to Panthea B. Harrington by deed from Brownie Bailey, recorded in Book 2964, page 239, Register's Office for Davidson County, Tennessee.

The said Panthea B. Harrington, the Grantor herein, specifically reserves to herself a life estate in all of the said above described property as long as she may live with the right to occupy and use and rent said property as her own during her life time, and this instrument conveys the remainder interest only.

To have and to hold all of the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Kossie Gardner, Sr. and wife, Eleanor Elizabeth Gardner, jointly, and their heirs and assigns forever, except as to the reservation of the life estate in Panthea B. Harrington as above set out.

And I do covenant with the said Kossie Gardner, Sr. and wife, Eleanor Elizabeth Gardner that I am lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and that the same is unencumbered except the Deed of Trust to Albert Thomas, Trustee, as above set out, and the unpaid part of said indebtedness remaining unpaid at the time of my death which is assumed by the Grantees hereunder.

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 Kossie Gardner, Sr. and wife, Eleanor Elizabeth Gardner, and their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 23rd day of November, 1965.

Panthea B. Harrington

STATE OF TENNESSEE)
(
COUNTY OF DAVIDSON)

Personally appeared before me, Mose J. Davie, a Notary Public in and for said State and County, the within named Panthea B. Harrington, a married woman, the bargainor with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of November, 1965.

Mose J. Davie
Notary Public

My Commission expires November 5, 1968.

This Deed prepared by:
Mose J. Davie, Attorney
1024 - 4th Ave. North

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DO NOT PUBLISH

D E E D

FROM

PANTHEA B. HARRINGTON, a married woman

TO

KOSSIE GARDNER, SR. and wife, ELEANOR ELIZABETH GARDNER

07980

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 24 3 59 PM '65

NOTE BOOK 113 PAGE 70

RECORDING FEE $ 2.00

DEP. REG. ____

STATE TAX $ .55
PROBATE .50
TOTAL $ 1.05

NOV 24 1965

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

PAID NOV 24 1965