M.75-5 M.75-9
P. [redacted] P. 155-
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BOOK 4789 PAGE 477

D E E D

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, LUCILLE DOZIER PATTON, as to Tract A, JESSIE MAY PETERSON HOLMES, as to Tracts B and D, and ERNEST E. PETERSON and Wife, CARRIE PETERSON, as to Tract C, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto C. B. HOWSE and Wife, MADOLYN (MADOLYNE) O. HOWSE, hereinafter called the Grantees, their heirs and assigns, certain tracts or parcels of land in the 4th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

FEB19 CONV *5,000.00
FEB19 S'TAX A* 13.00
FEB19 PR'FEE A* .50
FEB19 W'DEED A* 6.00 * 19.50

TRACT A

Land in the 4th Civil District of Davidson County, Tennessee, in the Division of Lots A & B of Lot No. 1, of Peterson Heirs, as of record in Book 843, Page 39; also in Book 161, Page 62, Register's Office for Davidson County, Tennessee; also being a portion of the reserve parcel A on the plan of Matt Donelson land, of record in Book 3106, Page 3, Register's Office for Davidson County, Tennessee, being tract A, as shown on a survey made by E. L. Miller, Jr. & Company, Surveyors, dated March 20, 1971, described as follows:
Beginning at an iron pin on the easterly margin of State Highway No. 45 (Old Hickory Boulevard), said point being the southwest corner of the Horsley property; thence with said Horsley's southern boundary line north 73 degrees 21 minutes east 117.1 feet; thence south 0 degrees 39 minutes west 387.4 feet; thence north 17 degrees 00 minutes west 370.6 feet to the beginning, containing 0.50 acres more or less. Being part of the real property inherited by Lucille Dozier Patton from Fannie Peterson Dozier, deceased.

TRACT B

Land in the 4th Civil District of Davidson County, Tennessee, in the Division of Lots A & B of Lot No. 1, of Peterson Heirs, as of record in Book 843, Page 39; also in Book 161, Page 63, Register's Office for Davidson County, Tennessee, being tract B, as shown on a survey made by E. L. Miller, Jr. & Company, Surveyors, dated March 20, 1971, described as follows:
Beginning at an iron pin in the west boundary line of the Tennessee Central Railroad, said point being north 16 degrees 35 minutes west 366 feet from the northeast corner of the Washington property; thence with said railroad right of way south 16 degrees 35 minutes east 140.5 feet; thence north 87 degrees 10 minutes west 101 feet; thence north 0 degrees 39 minutes east 132.6 feet to the beginning, containing 0.25 acres more or less.

Being part of the real property conveyed to Jessie May Peterson Holmes and husband, Henry Holmes, by deed from William Clifford Peterson, et al, of record in Book 3028, Page 223, Register's Office for Davidson County, Tennessee, said Henry Holmes having since died.

TRACT C

Land in the 4th Civil District of Davidson County, Tennessee, in the Division of Lots A & B of lot No. 1, of Peterson Heirs, as of record in Book 843, Page 39; also in Book 161, Page 63, Register's Office for Davidson County, Tennessee, being tract C, as shown on a survey made by E. L. Miller, Jr., & Company, Surveyors, dated March 20, 1971, described as follows: Beginning in the west boundary line of the Tennessee Central Railroad, said point being north 16 degrees 35 minutes west 85 feet from the northeast corner of the Washington property; thence with said railroad right of way, north 16 degrees 35 minutes west 140.5 feet; thence north 87 degrees 10 minutes west 101 feet; thence south 0 degrees 39 minutes west 132.6 feet; thence south 87 degrees 10 minutes east 143 feet to the beginning, containing 0.37 acres more or less.
Being part of the real property conveyed to Ernest E. Peterson and wife, Carrie Peterson, by deed from Jessie May Peterson Holmes, et al, of record in Book 3000, Page 117, Register's Office for Davidson County, Tennessee.

TRACT D

Land in the 4th Civil District of Davidson County, Tennessee, in the Division of Lots A & B of Lot No. 1, of Peterson Heirs, as of record in Book 843, Page 39; also in Book 161, Page 63, Register's Office for Davidson County, Tennessee, being tract D, as shown on a survey made by E. L. Miller, Jr. & Company, Surveyors, dated March 20, 1971, described as follows: Beginning in the west boundary line of the Tennessee Central Railroad, said point being the northeast corner of the Washington property; thence with said Washington's northern boundary line, north 87 degrees 10 minutes west 168 feet; thence north 0 degrees 39 minutes east 80.7 feet; thence south 87 degrees 10 minutes east 143 feet to the western boundary line of said railroad; thence with said right of way south 16 degrees 35 minutes east 85 feet to the beginning, containing 0.29 acres more or less.
Being part of the real property conveyed to Jessie May Peterson Holmes and husband, Henry Holmes, by deed from Ernest E. Peterson, et al, of record in Book 3028, Page 31, Register's Office for Davidson County, Tennessee, said Henry Holmes having since died.

This is unimproved property, known as Old Hickory Boulevard

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 17th day of July, 1971.

C 42522

IDENTIF. REFERENCE

FEB 19 3 59 PM '71

FELIX Z. WILLIS, JR. REGISTER DAVIDSON COUNTY, TENN.

Lucille Dozier Patton
Jessie May Peterson Holmes
Ernest E. Peterson
Carrie Peterson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Geo. H. Cate, a Notary Public in and for said County and State, the within named Lucille Dozier Patton, Jessie May Peterson Holmes, Ernest E. Peterson and wife, Carrie Peterson, 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 17th day of July, 1971.

Geo. H. Cate
Notary Public

GEO. H. CATE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires July 23, 1974

My Commission Expires; July 23, 1974.

This instrument prepared by Geo. H. Cate, Attorney
510 Stahlman Building, Nashville, Tennessee 37201

Address new owners as + Tax Bills C. B. Howse and wife, Madolyn O. Howse
Address: 38 North Hill St.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAP-PARCEL NUMBERS

4D 28305
4D 28310
4D 28315

The actual consideration or value, whichever is greater, for this transfer is $5000.00.

Lucille Dozier Patton
Affiant

Subscribed and sworn to before me, this the 17 day of July, 1971.

Geo. H. Cate
Notary Public

GEO. H. CATE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 7/23/74.