Mrs. Pearle J. StClair, et al, To Deed. Peter Meiers et ux.

FOR AND IN CONSIDERATION of the sum of Sixty-Eight Hundred and no/100 ($6800,00) Dollars, Cash in hand, paid by Peter Meiers and wife Kate Meiers, the receipt of which is hereby acknowledged, We, Mrs, Pearle J. StClair, formerly Mrs. Pearle J. Rains, and husband Hallett StClair have bargained and sold, and by these presents do transfer and convey unto the said Peter Meiers and wife Kate Meiers, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows: Being Lot No. 114, a part of Block No. 9 of Division "B" in the plan of the Murphey Land Company, which plan is recorded in Book 161 page 126, in the Register's Office for Davidson County. Said Lot No 114 begins at a point in the eastern Line of Vanderbilt Avenue, now 21st Ave. North, a distance of Four Hundred and six (406) feet north of the northeast corner of Vanderbilt and Murphy Avenues; thence eastwardly one hundred and seventy (170) feet parallel with Murphey Avenue to an alley; thence northwardly sixty-two and ½ (62½) feet along said alley to Cedar Street; thence Westwardly one hundred and seventy seven and one-half (177½) feet along Cedar Street to the intersection of Cedar Street and Vandebilt Avenue, thence southwardly along said Vanderbilt Avenue, now 21st. Avenue , North, one hundred and ten(110) feet to the beginning point, and being the same property conveyed to Mrs Pearle J. Rains, now Mrs. Pearle J. St Clair, by deed bearing date Sept 20th 1906, and registered in Book 341, page 129, Register's Offies for Davidson County. Purchaser assume and agree to pay ¾ of 1916 City and State and County taxes

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Peter Meiers and wife Kate Meiers, their *heirs and assigns forever. And* we *do covenant with the said* Peter Meiers and wife Kate Meiers *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.*

And we, Pearle J. StClair and wife Hallett StClair *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said land to said* Peter Meiers and wife, Kate Meiers, their *heirs and assigns, against the lawful claims of all persons whomsoever.*

Witness our *hand* A *this* 3rd. *day of* April 1916.

Hallet, StClair

Witness

Mrs Pearle J. StClair

Texas Falls

State of ~~Texas~~ *County.*

Personally appeared before me, Sudie Grafton *a Notary Public in and for said County and State, the within named* Pearle J. St.Clair and husband Hallett St,Clair *the bargainors, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

And Mrs. Pearle J. St.Clair wife *of the said* Hallett St. Clair *, having appeared before me, privately and apart from* her *husband, the said* Mrs. Pearle J. St.Clair *acknowledged the execution of the said instrument to have been done by* her *freely, voluntarily, and understandingly, without compulsion or constraint from* her *said husband, and for the purposes therein expressed.*

Witness my hand and official seal, at Marlin, Texas, *this* 3rd. *day of* April 1916

Seal Sudie Grafton *Notary Public.*

Falls County Texas.

U.S. Rev. Stamps, $7.00

Received April 15th at 12,05 P. M. 1916.

By I.J.H.