HIPPODROME, MOTOR CO.,
TO DEED.
UNION ICE CREAM CO.

NUMBER, 26400, REG. JUNE 17,1921.

FOR AND IN CONSIDERAGE-THE-CONSIDERATION, OF THE SUM OF THIRTY FOUR THOUSAND AND TEN DOLLARS, $ 34,010.00, PAID ANDTO BE PAID, AS FOLLOWS:- FOURTEEN THOUSAND AND TEN DOLLARS, 14,010.00 CASH IN HAND PAID ONMAY 23, 1921, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE TRANSFER AND DELIVERY OF A NOTE FOR ELEVEN THOUSAND DOLLARS, $11,000.00, DATED JUNE, 11, 1921, WITH INTEREST AT 6% PER ANNUM, PAYABLE SEMI-ANNUALLY, EXECUTED BY WILLIAM NELSON, J.B. MORGAN, J.T. HOWELL, L.H. MCOILL, AND R.L. BISSINGER, BEING THE ACTING AND DULY SELECTED TRUSTEES OF THE SCOTTISH RITE BODIES OF THE VALLEY OF NASHVILLE, ORIENT OF TENNESSEE, TO-WIT: MOREDAH, LODGE OF PERFECTION NO.7, HEM-IMMANUEL CHAPTER, ROSE CROIX NO.2, ST. MICHAEL COUNCIL OF KADOSH, NO.2 , AND TRINITY CONSISTORY NO.2, PAYABLE TO THE ORDER OF THE UNION ICE CREAM COMPANY, AND DUE ON OR NO BEFORE ONE YEAR AFTER DATE, AND SECURED BY A LIEN RETAINED IN DEED OF THE UNION ICE CREAM COMPANY, TO THE ABOVE NAMED TRUSTEES OF SAID SCOTTISH RITE BODIES OF THE VALLEY OF NASH VILLE, ORIENT OF TENNESSEE, DATED JUNE 11, 1921, BUT NOTYET REGISTERED, CONVEYING THE FOLLOW-ING REAL ESTATE; BEING LOTS NOS. 4,5,6,7, AND 8, IN SUB-DIVISION OF LOT NO. 129, IN THE ORIGIN -AL PLAN OF THE TOWN OF NASHVILLE, PLAN OF WHICH SUB-DIVISION IS OF RECORD IN BOOK "M" PAGE 623, OF THE COUNTY COURT OF DAVIDSON COUNTY, TENNESSEE. SAID LOTS NOS. 4,5,6,7, AND 8 FRONT 22 FEET 6½ INCHES EACH ON THE NORTHERLY SIDE OF BROAD STREET AND RUN BACK BETWEEN PARALLEL LINES 115 FEET, MORE OR LESS TO AN ALLEY, 11 FEET WIDE; SAID LOT NO.8 RUNNING BACK WITH THE EASTERLY MARGIN OF SEVENTH AVENUE NORTH. AND, UPON THE FURTHER CONSIDERATION THAT THE SAID UNION ICE CREAM COMPANY ASSUMES AND AGREES TO PAY A LIEN NOTE EXECUTED BY EUSTICE A HAIL AND GEO. W. KILLEBREW FOR THE SUM OF NINE THOUSAND DOLLARS, $9,000.00WITH INTEREST FROM MAY 20, 1921, PAY-ABLE TO THE ORDER OF JOSEPH B. PALMER, ET ALS, BEING THE NOTE DUE MAY 20, 1922, AS DESCRIBED IN DEED OF JOSEPH B. PALMER, ET ALS, TO EUSTICE A. HAIL AND GEO. W. KILLEBREW, DATED MAY 20, 1919, AND RECORDED IN BOOK NO. 512, PAGE 353, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENN ESSEE. THE HIPPODROME MOTOR COMPANY, A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF TENNESSEE, HAVE BARGAINED, AND SOLD, AND BY THESE PRESENTS TRANSFER AND CONVEY, UNTO THE UN-ION ICE CREAM COMPANY, A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF TENNESSEE, ITS SUCCESSORS AND ASSIGNS, THE FOLLOWING DESCRIBED REAL ESTATE IN NASHVILLE, DAVIDSON COUNTY, TENN ESSEE, TO-WIT:- LOT NO. 29 AND THE WESTERLY 24½ FEET OF LOT NO.27 IN MCNAIRY'S PLAN OF WEST NASHVILLE, LOTS AS OF RECORD IN BOOK NO.9, PAGE 322, OF THE REGISTER'S OFFICE OF DAVIDSON COUN TY, TENNESSEE, AND IN MINUTE BOOK "C", PAGES 136 AND 137, OF THECHANCERY COURT AT NASHVILLE, TEN NESSEE. SAID LOT NO. 29 AND WESTERLY PART OF LOT NO. 27 TOGETHER FRONT 74½ FEET ON THE NORTH-ERLY SIDE OF BROAD STREET AND RUN BACK BETWEEN PARALLEL LINES WITH-WITH THE EASTERLY MARGIN OF TWELFTH AVENUE, NORTH, FORMERLY MCNAIRY. STREET, 175 FEET TO AN ALLEY, AND BEINGTHE SAME PROP-ERTY CONVEYED TO THE HIPPODROME MOTOR COMPANY, BY DEED OF EUSTICE A. HAIL AND WIFE AND GEO. W. KILLEBREW AND WIFE, DATED JANUARY, 5, 1920, AND RECORDED IN BOOK NO.548, PAGE 294, OF THE RE-ISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. TO HAVE AND TO HOLD SAID PROPERTY. WITH ALL RIGHT ,TITLE AND INTEREST AND IMPROVEMENT THEREUNTO APPERTAINING TO THE SAID UNION. ICE COMPANY, ITS SUCCESSORS AND ASSIGNS, FOREVER. AND, THE HIPPODROME MOTOR COMPANY COVENANTS THAT IT IS LAWFULLY SEIZED OF SAID PROPERTY, HAS A GOOD RIGHT TO CONVEY IT, AND. THAT THE SAME IS UNENCUMBERED EXC-EPT AS PREVIOUSLY STATED HEREIN AND THE TAXES FOR THE YEAR 1921 WHICH THE SAID UNION ICE CREAM COMPANY ASSUMES AND AGREES TO PAY, WITH THE UNDERSTANDING THAT THE SAID HIPPODROME MOTOR COM-PANY IS TO REIMBURSE THE SAID UNION ICE CREAM COMPANY FOR ITS PART OF THE TAXES FROM JANUARY, 1 ,1921, TO THEDATE OF THIS INSTRUMENT. AND, THE SAID HIPPODROME MOTOR COMPANY DOES FURTHER COVE NANT AND BIND ITSELF, ITS SUCCESSORS AND ASSIGNS, TO WARRANT AND FOREVER DEFEND THE TITLE TO

SAID PROPERTY TO THE SAID UNION ICE CREAM COMPANY, ITS SUCCESSORS AND ASSIGNS, AGAINST THE RI LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER. IN WITNESS WHEREOF THE SAID HIPPODROME MOTOR COMPANY HAS EXECUTED THIS INSTRUMENT AND AFFIXED ITS CORPORATE SEAL BY ITS DULY AUTHORIZED OFFICERS, THIS 13TH DAY OF JUNE, 1921.

SEAL HIPPODROME. MOTOR COMPANY,
BY TONY SUDEKUM PRESIDENT,
BY M.F. ROONELY SECRETARY.

STATE OF TENNESSEE, COUNTY OF DAVSDSON)

PERSONALLY APPEARED BEFORE ME P.J. GEARY A NOTARY PUBLIC IN AND FOR THE SAID STATE AND CO UNTY, THE WITHIN NAMED TONEY SUDEKUM AND M.F. ROONEY, WITH WHOM I AM PERSONALLY ACQUAINTED, AND KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY OF THE HIPPODROME MOTOR COMPANY THE BARGAIN-OR, WHO ACKNOWLEDGED THAT THEY--THEY EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THERE-IN CONTAINED AND THAT THEY WERE AUTHORIZEDTO DO SO BY THE BOARD OF DIRECTORS OF SAID HIPPODR-OME MOTOR COMPANY. WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 14TH DAY OF JUNE 1921.

U.S.R.S. $25.50
REC. JUNE. 15, 1921, AT 10;52 A.M.

SEAL. P.J. GEARY, NOTARY PUBLIC.
MY COMM. EXP. JANUARY, 1ST, 1922.

NO. 32224,
W.B. EASON,
VS.
S.J. RU-DRIDLEY, ET AL.,

NUMBER, 263-26401, REG. JUNE, 17, 1921.

CERTIFIED COPY OF DECREE -JUNE 10TH, 1921. MINUTE BOOK 9 PAGE 338, W.B. EASON, VS. S.J. RIDLEY ET AL.,)NO.32, 224, FINAL DECREE, THIS CAUSE CAME ON TO BE HEARD THIS THE 10TH DAY OF JUNE, 1921, BEFORE THE HONORABLE JAS. B. NEWMAN, CHANCELLOR UPON THE ENTIRE RECORD ON THIS CAUSE, AND THE MASTER' S REPORT MADE IN OBEDIENCE TO THE FORMER DECREE, WHICH REPORT IS AS FOLLOWS: TO THE CHANCELLOR :I RESPECTFULLY REPORT THAT IN OBEDIENCETO A DECREE IN THIS CAUSE, MADE ON THE 27TH DAY OF MAY 1921, DIRECTING ME TO READ THE PROOF ON FILE AND TAKE ANY ADDITIONAL PROOF NECESSARY, AND TO REPORT TO THE PRESENT TERM OF THE COURT; (1) WHO IS THE LEGAL AND LAWFUL OWNER OF THE PRE-MISES IN QUESTION IN THIS CAUSE? (2) WHETHER OR NOT THE TITLE IS VESTED IN COMPLAINANT AND IF SO IN WHAT MANNER HE DERIVED TITLE? AS TO THE FIRST HEAD TO BE REPORTED ON, I REPORT THAT THE LAND IN CONTROVERSY LIES IN THE SECOND CIVIL DISTRICT OF DAVIDSON COUNTY, ON THE WATERS OF MC-CRORY'S CREEK, AND IS BOUNDED AS FOLLOWS: "COMMENCING AT A STONE, EASON'S SOUTHWEST CORNER, RUN NING THENCE NORTH 89½ DEGREES WEST 41.88 POLES TO A HOLE IN A LARGE ROCK, THENCE NORTH 17½ DE-GREES, WEST SIX POLES TO A STONE, THENCE SOUTH 35½ DEGREES WEST 10 POLES TO A STONE, THENCE SOUTH 7½ DEGREES EAST 12 POLES TO A STONE, THENCE SOUTH 89½ DEGREES, EAST 49.32 POLES TO A POPLAR, CORNER OF THE OLD CHURCH LOT, THENCE NORTH 5 DEGREES WEST 14.92 POLES TO THE BEGIN-NING, CONTAINING FOUR ACRES AND 112 SQUARE POLES. (SEE DEPOSITION W.B. EASON, SURVEY PLAT AND EXHIBIT, ALSO DEPOSITION OF W.M. BINNS.) THAT BY AGREEMENT MADE ON FEBRUARY, 26, 1859, THIS LA-ND WAS SOLD, BY MOSES-MONAR--MCNAIRY RIDLEY TO SAMUEL S. EASON FOR $105.75, SAID AMOUNT BEING IN THE FORM OF A PROMISSORY NOTE, WHICH HAS BEEN CANCELLED AND PAID. (SEE EXHIBITS A AND B TO ORIGINAL BILL AND ALSO MADE EXHIBITS TO DEPOSITION OF W.B. EASON) I WOULD FURTHER REPORT THAT SAMUEL S. EASON, IS THE FATHER OF COMPLAINANT, W.B. EASON, AND FURTHER FIND THAT W.B. EASON IS THE SOLEHEIR OF SAID SAMUEL S. EASON. I FURTHER FIND THAT THE PROPERTY BEFORE DESCRIBED HAS BEEN IN THE POSSESSION OF COMPLAINANT AND HIS FATHER, SAMUEL S. EASON, FROM FEBRUARY 26, 1859 UP UNTIL THE PRESENT TIME, APERIOD OF 62 YEARS, THE POSSESSION BEING CONTINUED ACTUAL UNBROKEN ,OPEN, NOTORIOUS AND ADVERSE UNDER COLOR OF TITLE DURING SAID PERIOD. (SEE DEPOSITIONS OF W.B. EASON T.J. MCCAMPBELL AND W.M. BINNS.) THAT THIS PROPERTY HAS AT NO TIME EVER BEEN THE SUBJECT OF LITIGATION DURING THE AFORESTATED PERIOD OF TIME. (SEE DEPOSITIONS OFW.M. BINNS, T.J. MCCA MPBELL, AND W.B. EASON) WHEREFORE I REPORT THAT THE COMPLAINANT W.B. EASON, IS THE LEGAL AND LAWFUL OWNER OF THE PREMISES AFORE DESCRIBED AND SET FORTH. AS TO THE SECOND HEAD TO BE REPORT-