For and in consideration of the sum of ONE HUNDRED AND FIVE ($105.00) AND NO/100 DOLLARS, CASH IN HAND PAID TO ME BY FRED W. PIRTLE, THE RECEIPT OF WHICH IS HEREBY EXPRESSLY ACKNOWLEDGED, WE, JOHN W. MYERS AND WIFE, MARY HAMLETT MYERS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID FRED W. PIRTLE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS,TO WIT:

BEING LOT NO. 15 AS SHOWN ON THE PLAT OF THE G. A. PICKUP ADDITION, TWENTY-SEVENTH WARD OF NASHVILLE, TENNESSEE, AND BEING NOW OF RECORD IN DEED BOOK NO. 974, PAGE 43, R.O.D.C. TENNESSEE.

FOR FURTHER REFERENCE AS TO SOURCE OF TITLE SEE DEED BOOK NO. 583, PAGE 332, R.O. D.C. TENNESSEE.

THE SAID PROPERTY IS CONVEYED UPON THE FOLLOWING CONDITIONS AND RESTRICTIONS: THERE SHALL NEVER BE ANY OF SAID PROPERTY HEREIN SOLD OR CONVEYED, TO ANY PERSON OR PERSONS OF AFRICAN DESCENT.

THERE SHALL BE NO BUILDING ERECTED ON THE FRONT HALF OF ANY OF THE SAID LOTS HEREIN CONVEYED THAT SHALL COST LESS THAN $750.00.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said FRED W. PIRTLE, HIS, heirs and assigns, forever, and WE, JOHN W. MYERS AND WIFE, MARY HAMLETT MYERS, do covenant with the said FRED W. PIRTLE, that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered,

EXCEPT TAXES WHICH PURCHASER ASSUMES AND AGREES TO PAY.

And WE, JOHN W. MYERS AND WIFE, MARY HAMLETT MYERS, do further covenant and bind OURSELVES, AND OUR heirs and representatives, to warrant and forever defend the title to said land to the said FRED W. PIRTLE, HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand, this 18TH day of OCTOBER, 1938.

~~Witness.~~

JOHN W. MYERS

MARY HAMLETT MYERS.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, R. EUGENE MYERS, a Notary Public in and for said County and State, the within-named JOHN W. MYERS AND WIFE, MARY HAMLETT MYERS, the bargainor S, with whom I am personally acquainted, and who acknowledged that WE executed the within instrument for the purposes therein contained.

And X wife of the said X, having appeared before me privately and apart from husband, the said X acknowledged X the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 18TH day of OCT., 1938.

Commission Expires 10 day of JAN., 1939. (Seal.) R. EUGENE MYERS, Notary Public.

U.S.R.S. $0.50.

RECEIVED DEC. 3, 1938, AT 9:10 A.M.

FH

For and in consideration of the sum of FIVE AND NO/100 ($5.00) DOLLARS, AND THE FURTHER CONSIDERATION OF THE LOVE AND AFFECTION WE HAVE FOR OUR MOTHER, BEULAH E. LESTER, WIDOW OF ANDREW J. LESTER, WE BEING THE SOLE SURVIVING HEIRS OF THE SAID ANDREW J. LESTER, NOW DECEASED, WE, LOUIS M. LESTER, AND ROBERTA MAE LESTER RAMSEY, BOTH OF LEGAL AGE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID BEULAH E. LESTER, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING OUR UNDIVIDED INTEREST IN THE FOLLOWING DESCRIBED PROPERTY:

BEING LOT NO. ONE HUNDRED AND NINETY-ONE (191) IN GRANDVIEW HEIGHTS ADDITION, PLAN OF WHICH IS RECORDED IN PLAN BOOK 161, PAGES 14 AND 15, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 191 FRONTS FIFTY (50) FEET ON THE WEST SIDE OF CRUZEN AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES, ONE HUNDRED AND FIFTY (150) FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO ANDREW J. LESTER, NOW DECEASED, BY CUMBERLAND LAND COMPANY, A CORPORATION, BY DEED DATED SEPTEMBER, 1914, AND OF RECORD IN BOOK 460, PAGE 376, R.O.D.C., TENNESSEE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said BEULAH E. LESTER, HER, heirs and assigns, forever, and WE do covenant with the said BEULAH E. LESTER, that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered,

And WE, LOUIS M. LESTER AND ROBERTA MAE LESTER RAMSEY, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said BEULAH E. LESTER, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR handS, this 2ND day of DECEMBER, 1938.

~~Witness.~~

LOUIS M. LESTER

ROBERTA MAE LESTER RAMSEY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, D. M. MINCY, a Notary Public in and for said County and State, the within-named LOUIS M. LESTER AND ROBERTA MAE LESTER RAMSEY, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And X wife of the said X, having appeared before me privately and apart from husband, the said X acknowledged the execution of the said instrument to have been done by X freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of DECEMBER, 1938.

Commission Expires 7 day of OCT., 1942. (Seal.) D. M. MINCY, Notary Public.

U.S.R.S. $0.50.

RECEIVED DEC. 5, 1938, AT 9:03 A.M.

FH