AMSH MARSHALL & BRUCE CO. NASHVILLE

For and in consideration of the sum of $5.00 FIVE DOLLARS AND OTHER VALUABLE CONSIDERATION WHICH RECEIPT IS HEREBY ACKNOWLEDGED, I, HAVE BARGAINED ANDSOLD, AND BY THESE PRESENTS DO TRANSFERAND CONVEY UNTO THE SAID L. C. SCRUGGS & WIFE EULA MAI SCRUGGS, THEIRHEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: LOCATED IN THE 2ND CIVIL DISTRICT OF DAVIDSON CO. TENN. BEGINNING AT AN IRON PIN IN THE CENTER OF THE PINHOOK ROAD RUNNING NORTH 500 FEET TO A IRON PIN THENCE WEST 250 FEET TO A IRON PIN THENCE SOUTH 500 FEET TO A IRON PIN IN THE CENTER OF PINHOOK ROAD; THENCE EAST 250 FEET WITH SAID ROAD TO THE BEGIN ING CONTAINING 3 ACRES MOREOR LESS AND BOUNDED AS FOLLOWS: ON WEST SIDE AND ON THE NORTH END AND ON THE EAST SIDE BY THE LANDS OF PEANIE SCRUGGS AND ON THE SOUTH BY THE PINHOOK ROAD AND BEING PART OF SAME LAND TRANSFERED BY W. H. TIMMONS TO PEANIE SCRUGGS IN PLAN BOOK NO. 1, PAGE 77 CHANCERY COURT BOOK NO. 306, PAGE 237 R.O.D.C.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said L..C. SCRUGGS & WIFE EULA MAI SCRUGGS, THEIR, heirs and assigns, forever, and I do covenant with the said L. C. SCRUGGS & WIFE EUBA MAI SCRUGGS that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.

And I, PEANIE SCRUGGS do further covenant and bind MY heirs and representatives, to warrant and forever defend the title to said land to the said L. C. SCRUGGS & WIFE EULA MAI SCRUGGS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand, this 8 day of JUNE 1939

Witness: LEE MAXWELL

PEANIE SCRUGGS HIS X MARK
F. P. SCRUGGS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LEE MAXWELL a Notary Public in and for said County and State, the within-named PEANIE SCRUGGS the bargainor, with whom I am personally acquainted, and who acknowledged that SHE HAS 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 freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

R. Rt #1

Witness my hand and official seal at Nashville, Tennessee, this 8 day of JUNE, 19 39

Commission Expires 8 day of APRIL, 19 41 (Seal.) LEE MAXWELL Notary Public.

REC'D JUNE 24, 1939 AT 10;10 A.M.
TP

AMSH MARSHALL & BRUCE CO. NASHVILLE

For and in consideration of the sum of ($2.208.00) TWO THOUSAND, TWO HUNDRED EIGHT AND NO/100 DOLLARS CASH IN HAND PAID, THE RECEIPTOF WHICH IS HEREBY ACKNOWLEDGED, WE WILLIAM EVANS RICHARDSON, AS TRUSTEE UNDER THE WILL OF JAMES B. RICHARDSON, DECEASED, WHICH APPEARS OF RECORD IN WILL BOOK 37, PAGE 622, COUNTY COURT FOR DAVIDSON COUNTY, TENNESSEE, AND WILLIAM EVANS RICHARDSON, INDIVIDUALLY AND HIS WIFE, SARAH DOUGLAS RICHARDSON, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID PAUL E. SEXTON, HIS HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS NOS. 26, 27, 28, 30, 31, 32, 33, 40, 41, 42, 43, 44 AND 45 ON THE PLAT OF RICHARDSON PLACE, AS OF RECORD IN BOOK 547, PAGE 135 REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 26 FRONTS 57.2 FEET ON THE SOUTHERLY SIDE OF A 50 FOOT UNNAMED STREET AND RUNS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF A 24 FOOT UNNAMED AVENUE TO A DEAD LINE. SAID LOTS NOS. 27, 28, 30, 31, 32 AND 33 FRONT 60 FEET EACH ON THE SOUTHERLY SIDE OF A 50 FOOT UNNAMED STREET AND RUN BACK BETWEEN PARALLEL LINES 157 FEET TO A DEAD LINE, SAID LOT NO. 33 RUNNING BACK WITH THE EASTERLY MARGIN OF SOUTH 19TH. STREET. SAID LOT NO. 40 FRONTS 50 FEET ON THE NORTHERLY SIDE OF AN UNNAMED 50 FOOT STREET, AND RUNS BACK BETWEEN PARALLEL LINES 220 FEET TO A DEAD LINE. SAID LOTS NOS. 41, 42, 43 AND 44 FRONTS 100 FEET EACH ON THE NORTHERLY SIDE OF A 50 FOOT UNNAMED STREET, AND RUN BACK BETWEEN PARALLEL LINES 220 FEET TO A DEAD LINE. SAID LOT NO. 45 FRONTS 77 FEET ON THE NORTHERLY SIDE OF A 50 FOOT UNNAMED STREET, AND RUNS BACK WITH THE WESTERLY MARGIN OF A 24 FOOT UNNAMED AVENUE, 220 FEET TO A DEAD LINE, MEASURING 76 FEET THEREON. BEING PART OF THE PROPERTY DEVISED TO WILLIAM EVANS RICHARDSON, TRUSTEE UNDER THE WILL OF JAMES B. RICHARDSON DECEASED, AS OF RECORD IN WILL BOOK 37, PAGE 622, COUNTY COURT FOR SAID COUNTY.

TAXES FOR THE YEAR 1939, ON THE HEREIN DESCRIBED PROPERTY, PRO RATED AS OF EVEN DATE HEREWITH, BY ANDBETWEEN THE GRANTOR AND GRANTEES, AND ASSUMED BY THE GRANTEES THIS CONVEYANCE IS MADE ON AND SUBJECT TO THE FOLLOWING CONDITIONS, TO WIT:

1. THAT NEITHER THE PREMISES HEREIN CONVEYED NOR ANY PART THEREOF SHALL BE SOLD, ALIENED, CONVEYED OR DEVISED TO ANY PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT, AND THAT NO PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT SHALL OWN OR ACQUIRE TITLE THERETO EITHER IN FEE OR OTHERWISE, OR AS TENANTS OR LESSEES, BUT THIS COVENANT DOES NOT PRECLUDE OR PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON SAID PREMISES IN THE CAPACITY OF SERVANTS.

2. THAT THE PROPERTY HEREIN CONVEYED SHALL NOT BE USED OTHER THAN FOR RESIDENTIAL ESTABLISHMENT.

3. THAT NO RESIDENCE SHALL BE BUILT ON ANY PART OF SAID PROPERTY THAT SHALL COST LESS THAN $2,500.00

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said PAUL E. SEXTON. HIS, heirs and assigns, forever, and WE do covenant with the said PAUL E. SEXTON, 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.
WILL OF JAMES B. RICHARDSON DECEASED, AND WILLIAM EVANS RICHARDSON, INDIVIDUALLY AND HIS WIFE, SARAH DOUGLAS RICHARDSON

And WE, WILLIAM EVANS RICHARDSON, AS TRUSTEE UNDER THE/ do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said PAUL E. SEXTON, HIS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 16TH day of JUNE 1939

Witness:

WILLIAM EVANS RICHARDSON JR.
UNDER THE WILL OF JAMES B. RICHARDSON
WILLIAM EVANS RICHARDSON
SARAH DOUGLAS RICHARDSON

MASSACHUSETTS - COUNTY OF GUFFOLK

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JESSE I SPEAR a Notary Public in and for said County and State, the within-named WILLIAM EVANS RICHARDSON AS TRUSTEE UNDER THE WILL OF JAMES B. RICHARDSON, DECEASED AND WILLIAM EVANS RICHARDSON, INDIVIDUALLY AND HIS WIFE, SARAH DOUGLAS RICHARDSON 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 X husband, the said X acknowledged 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.

Boston Mass.

Witness my hand and official seal at ~~Nashville, Tennessee~~, this 19TH day of JUNE, 19 39

Commission Expires 10 day of MARCH, 19 44 (Seal.) JESS I. SPEAR Notary Public.

U.S.R.S. $2.50

REC'D JUNE 26, 1939 AT 11;25 A.M.
TP