238 NUMBER 40907 RECORDED JULY 2, 1940. JOHN H. LANIER TO DAVIDSON COUNTY BOARD OF EDUCATION

45098 MARSHALL & BRUCE CO NASHVILLE

Book No. 1148

For and in consideration of the sum of FOUR THOUSAND AND NO/100 ($4000.00) DOLLARS

CASH IN HAND PAID BY THE DAVIDSON COUNTY BOARD OF EDUCATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I, JOHN H. LANIER HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID DAVIDSON COUNTY BOARD OF EDUCATION, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 7, 8, 9, 10, 11, 12, 13, 14, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, THAT PART OF THE ALLEY LYING BETWEEN LOTS 7 TO 10, INCLUSIVE, AND LOTS 49 TO 52, INCLUSIVE, THAT PART OF THE ALLEY LYING BETWEEN LOTS 11 TO 14, INCLUSIVE, AND LOTS 45 TO 48, INCLUSIVE, AND THAT PART OF NEWTON STREET BETWEEN THE SOUTHERLY LINE OF GRUNDY STREET AND THE NORTHERLY LINE OF CHARLOTTE PIKE ON THE MAP OF WEST NASHVILLE HEIGHTS, AS OF RECORD IN BOOK 332, PAGE 127, R.O.D.C., TENNESSEE, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF THE CHARLOTTE PIKE AT THE SOUTHEAST CORNER OF LOT NO. 7; THENCE WITH THE NORTHERLY MARGIN OF SAID PIKE, WESTWARDLY 450 FEET TO THE SOUTHWEST CORNER OF LOT NO. 14; THENCE WITH THE WESTERLY LINE OF LOT NO. 14, NORTHWARDLY 182 FEET TO THE NORTHERLY MARGIN OF A 12 FOOT ALLEY; THENCE WITH THE NORTHERLY MARGIN OF SAID ALLEY, WESTWARDLY 250 FEET TO THE SOUTHWEST CORNER OF LOT NO. 40; THENCE WITH THE WESTERLY LINE OF SAID LOT NO. 40, NORTHWARDLY 170 FEET TO THE SOUTHERLY MARGIN OF GRUNDY STREET; THENCE WITH SAID STREET, EASTWARDLY 700 FEET TO THE NORTHEAST CORNER OF LOT NO. 52; THENCE SOUTHWARDLY 352 FEET TO THE BEGINNING, BEING PART OF THE PROPERTY CONVEYED TO JOHN H. LANIER BY TWO DEEDS, ONE FROM STATE BANK AND TRUST COMPANY, ET AL, OF RECORD IN BOOK 508, PAGE 531, AND THE OTHER FROM T. A. EMBRY, OF RECORD IN BOOK 515, PAGE 452, R.O.D.C., TENNESSEE.

THE WARRANTIES WITH RESPECT TO TITLE APPLY ONLY TO THE LOTS AND DOES NOT APPLY TO THE STREETS AND ALLEYS INCLUDED WITHIN THE ABOVE DESCRIPTION.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said DAVIDSON COUNTY BOARD OF EDUCATION, ITS SUCCESSORS, heirs and assigns, forever, and I do covenant with the said DAVIDSON COUNTY BOARD OF EDUCATION, 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, JOHN H. LANIER, do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said DAVIDSON COUNTY BOARD OF EDUCATION, ITS SUCCESSORS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 27 day of JUNE, 1940.

JOHN H. LANIER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, F. R. PEGRAM, a Notary Public in and for said County and State, the within-named JOHN H. LANIER, A WIDOWER, the bargainor, with whom I am personally acquainted, and who acknowledged that HE 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 27TH day of JUNE, 1940.

Commission Expires 3RD day of APRIL, 1944 (Seal.) F. R. PEGRAM,
Notary Public.

RECEIVED JULY 2, 1940, AT 9:30 A.M.