NUMBER 33588 RECORDED FEBRUARY 27TH, 1940

GROVER C. GOODWIN
TO
GRACIE PEARL GOODWIN

49430 MARSHALL & BRUCE CO., NASHVILLE

Book No. 1151

For and in consideration of the sum of ONE DOLLAR CASH AND OTHER GOOD AND VALUABLE CONSIDERATIONS AND FOR THE LOVE AND AFFECTION I BEAR MY WIFE, GRACIE PEARL GOODWIN, I, GROVER C. GOODWIN , HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID GRACIE PEARL GOODWIN HER, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

SITUATED IN THE SECOND CIVIL DISTRICT OF SAID COUNTY AND BEGINNING AT A STONE IN THE CENTER OF THE COUNTY ROAD , THE SOUTHWEST CORNER OF THE 67½ ACRE TRACT CONVEYED TO LEMUEL FAIRCLOTH BY DEED OF JAMES CHAMBERLAIN, AS RECORDED IN BOOK NO.147, PAGE 220, IN THE REGISTER'S OFFICE OF SAID COUNTY, AND RUNS THENCE NORTH WITH WALTER KING'S LINE 49 POLES TO THE CENTER OF A BRANCH; THENCE NORTH 87¼ DEGREES EAST 38.50 POLES TO A STONE; THENCE SOUTH 50.92 POLES TO A STAKE ON THE SOUTH SIDE OF SAID ROAD, THENCE WEST 38.48 POLES, TO THE BEGINNING CONTAINING 12 ACRES AND BEING THE SOUTHWEST PORTION OF SAID 67½ ACRE TRACT, INCLUDING AND EXCLUDING A PLAT OF GROUND ABOUT 22 FEET LONG AND 20 FEET WIDE, SITUATED NEARLY IN THE MIDDLE OF THE TRACT OF LAND HEREINABOVE DESCRIBED AS RESERVED BY THE SAID S.B . PIRTLE, AND WIFE, FOR A GRAVE YARD, AND IT IS HEREBY AGREED AND UNDERSTOOD THAT THE SAID S. B. PIRTLE & WIFE, AND THEIR, HEIRS AND ASSIGNS, SHALL HAVE THE RIGHT AND PRIVILEGE TO CROSS THE PREMISES HEREIN CONVEYED TO VISIT SAID GRAVE YARD OR TO BURY ANY MEMBER OF THEIR FAMILY THEREIN, A STRIP OF LAND 12 FEET WIDE EXTENDING FROM SAID BRANCH, AND ALONG THE WEST BOUNDARY LINE OF THE WITHIN DESCRIBED 12 ACRE TRACT, TO SAID COUNTY ROAD, IS HEREBY RESERVED FOR A ROAD OR RIGH -OF -WAY, AND BEING THE SAME PROPERTY (*)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRACIE PEARL GOODWIN HER, heirs and assigns, forever, and I, do covenant with the said GRACIE PEARL GOODWIN 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, GROVER C. GOODWIN do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said GRACIE PEARL GOODWIN HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 27 day of FEBRUARY 1940

Witness: GROVER C. GOODWIN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E.H. PARKER, a Notary Public in and for said County and State, the within-named GROVER C. GOODWIN the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

~~And~~ XXXXXX wife of the said , 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.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of FEBRUARY, 1940

Commission Expires 1/3/ 44 (Seal.) E.H. PARKER, Notary Public.

U. S. R. S. $ ----

(*) CONVEYED TO GROVER C. GOODWIN FROM S.B.PIRTLE, ET UX, AS OF RECORD IN BOOK 455, PAGE 571, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RECEIVED FEBRUARY 27TH, 1940 AT 9;47 A.M.

NUMBER 33590 RECORDED FEB. 27TH, 1940

BISCOE GRIFFITH TR. ET ALS,
TO
STATE OF TENNESSEE.

49430 MARSHALL & BRUCE CO., NASHVILLE

Book No. 1151

For and in consideration of the sum of ($750.00) SEVEN HUNDRED AND FIFTY & NO/100 DOLLARS CASH PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BISCOE GRIFFITH TRUSTEE, AND BISCOE GRIFFITH AND WIFE INEZ GRIFFITH, THIS DAY HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID STATE OF TENNESSEE, ITS SUCCESSORS, AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

BEING LOT NO.35 OF BLOCK NO.53 ON THE PLAN OF NORMALVIEW LAND COMPANY'S SUBDIVISION OF CERTAIN LOTS IN MIDWAY AS OF RECORD IN BOOK 421, PAGE 97 REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 35 FRONTS 40.2 FEET ON THE SOUTHERLY SIDE OF CENTENNIAL AVENUE FORMERLY BEACON AVENUE, AND RUNS BACK 119 FEET ON THE EASTERLY LINE AND 114.8 FEET ON THE WESTERLY LINE TO AN ALLEY MEASURING 40 FEET THEREON.

BEING SAME PROPERTY CONVEYED TO BISCOE GRIFFITH TRUSTEE, BY DEED RECORDED IN BOOK 1101, PAGE 530, R.O.D.C. TENN.

IT SHALL BE A CONDITION OF THIS CONVEYANCE THAT NO DWELLING HOUSE SHALL BE ERECTED ON SAID LOT AT A COST OF LESS THAN SIX HUNDRED DOLLARS, ($600.00) DOLLARS WHICH IS A CONDITION RUNNING WITH THE LAND, AND IN EVENT THE GRANTEE, ITS SUCCESSORS, OR ASSIGNS, SHALL SELL OR TRANSFER THE LOT HEREINCONVEYED THERE SHALL BE INSERTED IN EACH DEED AS A PART OF THE CONSIDERATION OF THE SAME CONDITION THAT NO BUILDING SHALL BE ERECTED THEREON AT A COST OF LESS THAN SIX HUNDRED ($600.00) DOLLARS,

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said STATE OF TENNESSEE, ITS SUCCESSORS, AND ASSIGNS, heirs and assigns, forever, and WE do covenant with the said STATE OF TENNESSEE 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,

ET UX,

And WE, BISCOE GRIFFITH , TRUSTEE AND BISCOE GRIFFITH/ do further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said land to the said STATE OF TENNESSEE IN FEE SIMPLE, , ~~heirs and assigns~~, against the lawful claims of all persons whomsoever.

Witness OUR hand S., this 19TH day of FEBRUARY 1940

Witness: BISCOE GRIFFITH TRUSTEE,
BISCOE GRIFFITH
INEZ GRIFFITH,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, PANSY MAI LANE, a Notary Public in and for said County and State, the within-named BISCOE GRIFFITH/ AND WIFE INEZ GRIFFITH the bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And INEZ GRIFFITH wife of the said BISCOE GRIFFITH, having appeared before me privately and apart from HER husband, the said INEZ GRIFFITH 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~~. CONTAINED.

Witness my hand and official seal at Nashville, Tennessee, this 21ST day of FEBRUARY 1940, ~~19~~

Commission Expires OCT. 20, 1942. (Seal.) PANSY MAI LANE, Notary Public.

U. S. R. S. $ 1.00

STATE OF TENNESSEE.
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME PANSY MAI LANE, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE THE WITHIN NAMED BISCOE GRIFFITH AND BISCOE GRIFFITH AND WIFE INEZ GRIFFITH, THE BARGAINORS WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE TENNESSEE THIS 19 DAY OF FEBRUARY 1940.

(SEAL) PANSY MAI LANE,
NOTARY PUBLIC

MY COMMISSION EXPIRES OCT. 20, 1942.
RECEIVED FEBRUARY 27TH, 1940 AT 10;06 A.M.