NUMBER 43179 RECORDED AUGUST 10TH,1940 M. ADA BUTLER AN UMARRIED WOMAN TO H.G.HILL REALTY

MARSHALL & BRUCE CO., NASHVILLE

Book No. 1151

For and in consideration of the sum of TWENTY TWO HUNDRED FIFTY AND NO/100 ($2250.00) DOLLARS, CASH IN HAND PAID BY H.G.HILL REALTY COMPANY THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, M. ADA BUTLER AN UMNARRIED WOMAN HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID H.G.HILL REALTY COMPANY A CORPORATION CHARTERED UNDER THE LAWS OF THE STATE OF TENNESSEE WITH ITS PRINCIPAL OFFICE AND PLACE OF BUSINESS IN NASHVILLE TENNESSEE ITS SUCCESSORS, AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENN ESSEE , DESCRIBED AS FOLLOWS, TO WIT;

BEING LOT NO.5 ON THE PLAN OF THE DOUGLAS-LEVINE SUBDIVISION AT MADISON TENNESSEE AS OF RECORD IN BOOK 547, PAGE 44, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.5 FRONTS 50 FEET ON THE WESTERLY SIDE OF GALLATIN PIKE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO M. ADA BUTLER BY DEED FROMSANFORD DUNCAN TRUSTEE, OF RECORD IN BOOK 943, PAGE 494, SAID REGISTER'S OFFICE

TAXES FOR THE YEAR 1940, ON THE HEREIN DESCRIBED PROPERTY, PRO RATED AS OF EVEN DATE HEREWITH, BY AND BETWEEN THE GRANTOR AND GRANTEE, AND ASSUMED BY THE GRANTEE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said H.G. HILL REALTY COMPANY ITS SUCCESSORS, ~~heirs~~ and assigns, forever, and I, M. ADA BUTLER, do covenant with the said H.G.HILL REALTY COMPANY 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, M. ADA BUTLER DO ~~do~~ further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said H.G. REALTY COMPANY ITS SUCCESSORS, ~~heirs~~ and assigns, against the lawful claims of all persons whomsoever

Witness MY hand, this 8TH day of AUGUST, 1940

Witness: M. ADA BUTLER,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, S.L.WRIGHT JR, a Notary Public in and for said County and State, the within-named M. ADA BUTLER, the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

~~And~~ ~~wife of the said~~, having appeared before me privately and apart from ~~husband~~, the said ~~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 8TH day of AUGUST, 1940.

Commission Expires OCTOBER 7, 1941 (Seal.) S.L.WRIGHT JR., Notary Public.

U.S.R.S. $2.75

RECEIVED AUG. 9TH,1940 AT 12;43 P.M.

LITTELL RUST, ATTORNEY IN FACT TO MRS. CHRISTINE S. BRYAN

NUMBER 43133 RECORDED AUGUST 9TH,1940

MARSHALL & BRUCE CO., NASHVILLE

Book No. 1151

For and in consideration of the sum of EIGHT HUNDRED & NO/100 ($800.00) DOLLARS CASH IN HAND PAID BY MRS. CHRISTINE S. BRYAN THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LUCY ROWLAND GOFF, MARY E. ROWLAND SWEET, RICHARD E. ROWLAND JR. , EDWARD R. ROWLAND WILBUR H. ROWLAND, AND DAVID I.ROWLAND, BY LITTELL RUST ATTORNEY IN FACT WHICH POWER OF ATTORNEY IS OF RECORD IN BOOK 1113, PAGE 638, R.O.D.C. TENNESSEE.

HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MRS. CHRISTINE S. BRYAN HER HEIRS 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 THE WESTERLY 52 FEET OF LOT NO. 6 AND THE EASTERLY 5 FEET OF LOT NO.7 ON THE PLAN OF JOHN SHELBY'S 2ND ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, AS OF RECORD IN BOOK 14, PAGE 179, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOTS NOS. 6 AND 7 FRONT 57 FEET ON THE SOUTHERLY SIDE OF FATHERLAND STREET, AND RUN BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF SOUTH THIRD STREET, 194 FEET TO AN ALLEY.

BEING THE SAME PROPERTY WHICH WAS DEVISED TO LUCY ROWLAND GOFF ET AL UNDER THE WILL OF W. M. LONG, DECEASED, WHICH WILL IS OF RECORD IN WILL BOOK 44, PAGE 48, OF THE REGISTE'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAXES FOR THE YEAR 1940 HAVE BEEN PRO-RATED BETWEEN THE PARTIES AS OF JULY 10, 1940, AND $28.00 HAS BEEN DEDUCTED BY THE PURCHASER FROM THE PURCHASE PRICE, WHO ASSUMES AND AGREES TO PAY SAID TAXES.

THE VENDOR DOES NOT WARRANT ANY POSSIBLE ENCROACHMENT OF THE ADJOINING BUILDING ON THE WEST LINE OF THE PROPERTY HEREIN CONVEYED.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MRS. CHRISTINE S. BRYAN HER, heirs and assigns, forever, and WE do covenant with the said MRS. CHRISTINE S. BRYAN 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 AS HEREINABOVE SET OUT (TAXES.)

And WE, LUCY ROWLAND GOFF ET AL BY LITTELL RUST ATTORNEY IN FACT do further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said land to the said MRS. CHRISTINE S. BRYAN HER, heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand, this 12TH day of JULY 1940

~~Witness~~ LUCY ROWLAND GOFF, EDWARD R. ROWLAND,
MARY E. ROWLAND SWEET, WILBUR H. ROWLAND
RICHARD E. ROWLAND JR. DAVID I. ROWLAND
BY LITTELL RUST.ATTORNEY IN FACT

STATE OF TENNESSEE, DAVIDSON COUNTY.

~~Personally appeared before me,~~ ON THIS - DAY OF JULY 1940 BEFORE ME ~~a Notary Public in and for said County and State, the within-named~~ PERSONALLY APPEARED LITTELL RUST, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF LUCY ROWLAND GOFF, MARY E. ROWLAND SWEET, RICHARD E. ROWLAND JR., EDWARD R. ROWLAND, WILBUR ~~the bargainor~~, with whom I am personally acquainted, and who acknowledged that ~~executed the within instrument for the purposes therein contained.~~

~~And~~ H. ROWLAND, AND DAVID I, ROWLAND AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID LUCY ROWLAND, GOFF, MARY E. ROWLAND SWEET, RICHARD E. ROWLAND JR, EDWARD R. ROWLAND , WILBUR H. ROWLAND AND DAVID I. ROWLAND ~~wife of the said husband~~, ~~the said 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 12TH day of JULY, 1940

Commission Expires 7-6-43 (Seal.) G. PULLEN JACKSON JR., Notary Public.

U. S. R. S. $1.10

RECD AUG. 8TH,1940 AT 3;21 P.M.