NUMBER 18062 RECORDED DECEMBER 22, 1944

MARY E. LEWIS

-TO-

JAMES LEWIS - LAURA THOMPSON

AND EVA MAY TURNER

STATE OF TENNESSEE;
DAVIDSON COUNTY.

IN CONSIDERATION OF MY LOVE AND AFFECTION FOR THE CONVEYEES HEREIN, AND OF THEIR FIDELITY TO ME, I, MARY E. LEWIS, WIDOW OF WINSTON LEWIS, DO HEREBY TRANSFER, AND CONVEY IN FEE SIMPLE

(1) TO MY SON JAMES LEWIS, A LOT FRONTING 40 FEET ON THE WEST SIDE OF MORRISON STREET IN NASHVILLE, TENN., HAVING THEREON A SIX ROOM FRAME RESIDENCE AT 935 MORRISON ST., WHERE I NOW LIVE; AND RUNNING BACK BETWEEN PARALLEL LINES 98 FEET TO A DEAD LINE; BUT I EXPRESSLY RESERVE TO MYSELF A LIFE ESTATE IN SAID HOUSE AND LOT, WITH THE UNLIMITED RIGHT TO USE IT AS I PLEASE AS LONG AS I LIVE; AND I LIKEWISE TRANSFER AND CONVEY

(2) TO MY DAUGHTER LAURA LEWIS THOMPSON AND MY GRAND-DAUGHTER EVA MAY TURNER IN EQUAL SHARES IN FEE SIMPLE A THREE ROOM FRAME HOUSE AT 1121 JACKSON STREET, NASHVILLE, TENN., WITH A LOT OF LAND ON WHICH SAID HOUSE IS SITUATED, FRONTING 30 FEET ON SAID JACKSON STREET, AND RUNNING BACK BETWEEN PARALLEL LINES 40 FEET; THIS LOT BEING THE REAR PART OF LOT LOT 175 IN WATKINS ADDITION TO NASHVILLE, TENN., PLAN OF WHICH IS OF RECORD IN BOOK 57, PAGE 13, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENN., THE FRONT PART OF SAID LOT BEING THE LOT HEREIN DEEDED TO JAMES LEWIS; BUT I EXPRESSLY RESERVE TO MYSELF A LIFE ESTATE IN THIS LOT DEEDED TO MY DAUGHTER AND GRAND-DAUGHTER, SO THAT I MAY USE IT AS I PLEASE AS LONG AS I LIVE. THIS LOT NO. 175 IS THE SAME LOT DEEDED TO MY HUSBAND, WINSTON LEWIS BY M. S. AUSTIN, JOHN W. AND SALLIE VANCE MARCH 5, 1883 AS OF RECORD IN BOOK 79 PAGE 6, R.O.D.C. AND IS THE SAME WILLED TO ME BY SAID WINSTON LEWIS BY HIS WILL OF RECORD IN COUNTY COURT OF DAVIDSON COUNTY, TENN., I HEREBY DIRECT AND REQUIRE THAT MY SON JAMES LEWIS SHALL PAY TO MY SONS, WINSTON, BEN, AND WILLIAM THE SUM OF $5.00 EACH WITHIN SIX MONTHS AFTER MY DEATH; AND THE SAME SHALL BE A LIEN ON HIS INTEREST IN SAID LOT HEREIN DEEDED TO HIM TILL IT IS PAID. WITNESS MY HAND AT NASHVILLE, TENN. FEB. 8, 1937.

MARY E. LEWIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, D. R. MYERS, A NOTARY PUCLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED MARY E. LEWIS, A WIDOW, THE BARGAINORS, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED,

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENN., THIS 9TH DAY OF NOV., 1937
MY COMMISSION EXPIRES APRIL 12, 1937 (SEAL) D. R. MYERS
RECEIVED DECEMBER 21, 1944 AT 1:35 P.M. - DG

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NUMBER 18138 RECORDED DECEMBER 23, 1944

THE PENN MUTUAL LIFE INSURANCE COMPANY

TO DEED

W. K. PORTER AND WIFE, BEULAH MAI PORTER

FOR AND IN CONSIDERATION OF THE SUM OF ONE THOUSAND FIVE HUNDRED AND NO/100THS ($1500.00) DOLLARS PAID AND TO BE PAID BY W. K. PORTER AND WIFE, BEULAH MAI PORTER, AS FOLLOWS:

MARSHALL & BRUCE CO. NASHVILLE

THREE HUNDRED AND NO/100THS ($300.00) DOLLARS CASH IN HAND, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER OF ONE THOUSAND TWO HUNDRED AND NO/100THS ($1200.00) DOLLARS, THE SAID W. K. PORTER AND WIFE, BUELAH MAI PORTER, CONTEMPORANEOUSLY HEREWITH HAVE EXECUTED THEIR PROMISSORY NOTE FOR SAID SUM WITH INTEREST AT FIVE (5%) PERCENT PER ANNUM FROM DATE, PAYABLE TO THE PENN MUTUAL LIFE INSURANCE COMPANY, IN ONE HUNDRED TWENTY (120) MONTHLY INSTALLMENTS OF PRINCIPAL AND INTEREST, AS FOLLOWS:

TWELVE & 73/100THS ($12.73) DOLLARS ON THE 1ST DAY OF FEBRUARY, 1945 AND ON THE 1ST DAY OF EACH MONTH THEREAFTER, TO AND INCLUDING DECEMBER 1, 1954, AND THE BALANCE ON JANUARY 1, 1955, INTEREST THEREON AT THE RATE OF FIVE (5%) PER CENT PER ANNUM FROM DECEMBER 23RD, 1944, TO JANUARY 1, 1945, SHALL BE PAID ON JANUARY 1, 1945. ALL INSTALLMENTS OF PRINCIPAL AND INTEREST NOT PAID WHEN DUE SHALL BEAR INTEREST THEREAFTER AT THE RATE OF SIX (6%) PERCENT PER ANNUM UNTIL PAID, WHICH SAID NOTE IS SECURED BY A DEED OF TRUST ALSO EXECUTED CONTEMPORANEOUSLY HEREWITH BY W. K. PORTER AND WIFE, BEULAH MAI PORTER, TO SIMON GILLAM AND FYKE FARMER, TRUSTEES, ON THE PROPERTY HEREINAFTER DESCRIBED, THE PENN MUTUAL LIFE INSURANCE COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF PENNSYLVANIA, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE SAID W. K. PORTER AND WIFE, BEULAH MAI PORTER, THEIR HEIRS AND ASSIGNS, THE FOLLOWING TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING PART OF LOT NO. 2 ON THE MAP OF THE MARTHA MARTIN LANDS IN THE 11TH CIVIL DISTRICT, OF RECORD IN BOOK 8, PAGES 441 AND 442 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND BEING LOT NO. 1 ON THE MAP SHOWING THE SUBDIVISION OF SAID LOT NO. 2, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF EASTLAND AVENUE OR VAUGHAN PIKE AT THE CORNER OF LOTS NOS. 1 AND 2 OF SAID UNRECORDED SUBDIVISION, SAID POINT BEING 108 FEET WEST OF BENSON AVENUE; THENCE NORTHERLY WITH THE LINE BETWEEN LOTS NOS. 1 AND 2, 245 FEET TO THE SOUTH MARGIN OF AN ALLEY, WHICH POINT IS 110 FEET WEST OF BENSON AVENUE; THENCE WITH THE MARGIN OF SAID ALLEY, WESTERLY 119 FEET TO THE NORTHEAST CORNER OF THE DUNBAR PROPERTY, A PLAN OF WHICH IS OF RECORD IN BOOK 332, PAGE 156, SAID REGISTER'S OFFICE; THENCE SOUTHERLY 245 FEET TO THE NORTH MARGIN OF EASTLAND AVENUE; THENCE WITH THE MARGIN OF THE SAME EASTERLY 119 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PENN MUTUAL LIFE INSURANCE COMPANY BY DEED FROM WILLIAM A. LAW, TRUSTEE, OF RECORD IN BOOK 913, PAGE 89, SAID REGISTER'S OFFICE.

TO HAVE AND TO HOLD SAID TRACT OF LAND, TOGETHER WITH ALL APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID W. K. PORTER AND WIFE, BEULAH MAI PORTER, THEIR HEIRS AND ASSIGNS, FOREVER.

THE PENN MUTUAL LIFE INSURANCE COMPANY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED OF SAID LAND, HAS A GOOD RIGHT TO CONVEY SAME, AND THAT SAME IS UNENCUMBERED; AND FURTHER COVENANTS AND BINDS ITSELF, ITS SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE SAID LAND TO THE SAID W. K. PORTER AND WIFE, BEULAH MAI PORTER, THEIR HEIRS AND ASSIGNS FOREVER, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS, CLAIMING BY, THROUGH OR UNDER IT, BUT NO FURTHER OR OTHERWISE; PROVIDED THAT ANYTHING TO THE CONTRARY HEREIN EXPRESSED NOTWITHSTANDING, THIS CONVEYANCE IS MADE SUBJECT TO THE RIGHTS OF PARTIES IN POSSESSION, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY, AFFECTING THE TITLE TO THE PREMISES OR VISIBLE ON THE GROUNDS OR WHICH WOULD BE SHOWN BY AN ACCURATE SURVEY.

IN WITNESS WHEREOF, THE PENN MUTUAL LIFE INSURANCE COMPANY HAS HEREUNTO SIGNED ITS NAME BY ITS DULY AUTHORIZED OFFICERS, THIS 18TH DAY OF DECEMBER, 1944.

(SEAL) THE PENN MUTUAL LIFE INSURANCE COMPANY,