NUMBER 44204 RECORDED DECEMBER 29TH, 1945.

J.B.TRUE, ----------TO------ FRED TRUE, ET UX.

Book No. 1338

For and in consideration of the sum of FIVE AND NO/100 ($5.00) DOLLARS, CASH IN HAND PAID BY FRED TRUE AND WIFE FRANCES TRUE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION RECEIPT OF ~~WH~~ OF WHICH IS HEREBY ACKNOWLEDGED, I, J.B.TRUE UNMARRIED HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID FRED TRUE AND WIFE FRANCES TRUE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

A TRACT OF LAND IN THE 10TH, FORMERLY 22ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE ABOUT TEN MILES NORTH OF THE CITY OF NASHVILLE, ON THE WATERS OF WHITES CREEK, AND BEING PART OF LOT NO.5 ON THE PLAN OF THE PARTITION OF THE LANDS OF JOHN CUMMINGS DECEASED, AND DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT IN THE CENTER OF WHITES CREEK AT THE NORTHEAST CORNER OF THE ORIGINAL TRACT OF 64 ACRES CONVEYED TO J.B.TRUE BY DEED OF RECORD IN BOOK 567, PAGE 169, REGISTER'S OFFICE FOR SAID COUNTY; THENCE ALONG THE CENTER OF WHITES CREEK SOUTH 165 FEET TO A POINT 68--1/4 FEET EAST OF A HONEY LOCUST ; THENCE SOUTH 10½° WEST 643½ FEET TO A WALNUT TREE; THENCE SOUTH 13° WEST 308½ FEET TO THE CENTER OF A DRAININ THE NORTH LINE OF THE PROPERTY CONVEYED TO MRS. E. M. GALBRAITH, SR. BY DEED OF RECORD IN BOOK 1079, PAGE 559, SAID REGISTER'S OFFICE; THENCE ALONG THE CENTER OF THE DRAIN AND ALONG GALBRAITH'S NORTH LINE NORTH 77° 30' WEST 320 FEET TO A POINT IN THE CENTER OF LIDTON PIKE AT A CULVERT; THENCE ALONG THE CENTER OF LICKTON PIKE NORTH 7° EAST 820 FEET, MORE OR LESS, THENCE LEAVING THE PIKE NORTH 81° WEST 219 FEET 3 INCHES TO A FENCE CORNER; THENCE ALONG THE FENCE NORTH 7° EAST 199 FEET 3 INCHES TO A POST AT THE CORNER OF A FENCE IN THE NORTH LINE OF THE ORIGINAL 64 ACRE TRACT THENCE SOUTH 88° EAST 220 FEET, TO THE CENTER OF LICDTON PIKE AND CONTINUING 372 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10 ACRES MORE OR LESS, BEING PART OF THE PROPERTY CONVEYED TO J.B.TRUE BY DEED FROM DR. N.E. CUMMINGS, AND WIFE OF RECORD IN BOOK 567, PAGE 169, SAID REGISTER'S OFFICE.

INCLUDED IN THIS CONVEYANCE, FRED TRUE OR HIS SUCCESSOR IS TO HAVE THE RIGHT TO PIPE THE WATER FROM J.B.TRUE'S HOME TO HIS HOME AND IS TO HAVE THE RIGHT TO GO ON SAID J.B.TRUE'S PROPERTY ANY TIME IT MAY BECOME NECESSARY TO REPAIR SAID WATER LINE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said FRED TRUE AND WIFE FRANCES TRUE, THEIR, ----------, heirs and assigns, forever, and I, do covenant with the said FRED TRUE AND WIFE FRANCES TRUE, that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.---

And I, J.B.TRUE , UNMARRIED. do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said FRED TRUE AND WIFE, FRANCES TRUE, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 13TH day of DECEMBER 1945,

J.B.TRUE,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JOE W.RIVES, a Notary Public in and for said County and State, the within-named J.B.TRUE, the bargainer, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13TH day of DECEMBER, 1945

Commission Expires JULY 7TH, 1947 (Seal.) JOE W.RIVES, Notary Public.

U. S. R. S. 2.20

Received DECEMBER 28TH, 1945. AT 9;33 A.M.

F.C.

NUMBER 44215 RECORDED DECEMBER 29TH, 1945.

LULU ROBBINS HAMPTON -------TO--- ANDREW JACKSON UNIVERSITY

Book No. 1338

~~For and in consideration of the sum of~~-- IN ORDER TO FURTHER THE EDUCATIONAL PURPOSES OF ANDREW JACKSON UNIVERSITY, A GENERAL WELFARE CORPORATION, OF NASHVILLE, TENNESSEE AND BY WAY OF A GIFT, WITHOUT CONSIDERATION, I, LULU ROBBINS HAMPTON, A WIDOW, BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ANDREW JACKSON UNIVERSITY A GENERAL WELFARE CORPORATION OF NASHVILLE, 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 5 (FIVE) OF BLOCK 6 (SIX) ON THE MAP OF FAIRFAX PLACE, OF RECORD IN BOOK 547, PAGES 137 AND 138, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT 5 (FIVE) FRONTS 160 (ONE HUNDRED AND SIXTY FEET) ON THE WESTERLY SIDE OF AN UNNAMED STREET , WHICH IS WEST OF A PARK AND CONNECTS OVERLOOK DRIVE WITH HILLSIDE DRIVE, AND RUNS BACK 200 FEET) TWO HUNDRED FEET) ON THE NORTHERLY LINE AND 189 FEET (ONE HUNDRED AND EIGHTY- NINE FEET) ON THE SOUTHERLY LINE TO A POINT, SAID LOT BEING TRIANGULAR IN SHAPE.

SAID LOT IS ENCUMBERED BY CERTAIN RESTRICTIVE COVENANTS AND AGREEMENTS AS SET OUT IN DECREE OF PART TWO OF THE CHANCERY COURT AT NASHVILLE AS SHOWN IN SAID DECREE OF SAID COURT IN MINUTE BOOK 42, PAGE 19 AND AS RECORDED IN BOOK 1149 PAGE 116, R.O.D.C. TENNESSEE AND IT IS CONVEYED SUBJECT TO THESE AND ANY LIKE COVENANTS OR RESTRICTIONS WHICH MAY ENCUMBER SAME.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said ANDREW JACKSON UNIVERSITY ITS SUCCESSORS, ----------, ~~heirs~~ and assigns, forever, and I, do covenant with the said ANDREW JACKSON UNIVERSITY that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. EXCEPT BY SAID RESTRICTIVE COVENANTS AND BY ANY AND ALL OTHER RESTRICTIONS OF LIKE NATURE AS TO BUILDING USE ETC, INCLUDING ZONING RESTRICTIONS WHICH MAY ENCUMBER THE LOT.

And I, LULU ROBBINS HAMPTON, A WIDOW, do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said ANDREW JACKSON UNIVERSITY ITS SUCCESSORS, ~~heirs~~ and assigns, against the lawful claims of all persons whomsoever.

Witness - hand -, this 27TH day of DECEMBER 1945,

MRS. LULU ROBBINS HAMPTON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W.E. WILKERSON a Notary Public in and for said County and State, the within-named MRS. LULU ROBBINS HAMPTON, the bargainor, 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, Tennessee, this 27TH day of DECEMBER, 1945.

Commission Expires JAN 8, 1949 (Seal.) W.E. WILKERSON Notary Public.

U. S. R. S. $ --

Received DECEMBER 28TH, 1945. AT 9;43 A.M.

F.C.