THIS INSTRUMENT WITNESSETH THAT:

Whereas, heretofore, to wit: January 2, 1930, H. D. Estes and wife, Sarah N. Estes, became the owners of the within described tract or parcel of land, and

Whereas the said H. D. Estes and wife, Sarah N. Estes, died leaving as their only heirs at law, the following named children: C. F. Estes, Lena Estes Capps, Edith Estes Schmittou and Lee Estes, and

Whereas the said Lena Estes Capps has agreed to and does sell her respective interest in said land to said Lee Estes.

Now, therefore, in consideration of the premises, and the further consideration of ten dollars in cash and other good and valuable consideration, paid by said Lee Estes, the receipt of which is hereby acknowledged, I, Lena Estes Capps, have bargained and sold and by these presents, do transfer, convey and quitclaim unto the said Lee Estes, his heirs and assigns, all my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a part of Block "I" of Plan 2 of West Nashville, a plan of which is of record in Book 57, Page 172, Register's Office for said County, described as follows:

Beginning in the southerly margin of Ohio, formerly Virginia, Avenue 60 feet easterly from the southeast corner of Ohio Avenue and 57th. Avenue, formerly 10th. Street, and running thence easterly 50 feet along the southerly margin of said Ohio Avenue; thence at right angles southwardly and parallel with 57th. Avenue, 150 feet to an alley; thence at right angles 50 feet to a point 60 feet distant from the east margin of said 57th. Avenue; thence at right angles northwardly 150 feet to the beginning.

Being the same property conveyed to H. D. Estes and wife, Sarah N. Estes, by deed from A. M. Hines and wife, Mary Belle Hines, of record in Book 765, Page 212, said Register's Office.