 NUMBER 49808 RECORDED DEC. 3RD, 1934, M. A. SIMMONS ET UX, TO SANFORD M. HUNTER JR., ET UX.

For and in consideration of the sum of ONE THOUSAND ($1,000.00) ...DOLLARS CASH IN HAND PAID BY SANFORD M. HUNTER , JR., AND WIFE, GLADYS LEWIS HUNTER, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE. M. A. SIMMONS AND WIFE ALICE L. SIMMONS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID SANFORD M. HUNTER JR., AND WIFE GLADYS LEWIS HUNTER, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS,TO WIT:
LAND IN THE 10TH FORMERLY 22ND, DISTRICT OF DAVIDSON COUNTY, TENNESSEE, TO WIT:
BEGINNING AT A LARGE SYCAMORE IN J.M. HUNTER'S OR MRS. ABBIE MCINTOSH'S WEST BOUNDARY LINE BEING THE WEST LINE OF TRACT NO. 3, ON THE PLAN OF THE CROCKER SPRINGS TRACT AS OF RECORD IN BOOK 161, PAGE 74, SAID REGISTER'S OFFICE; THENCE WITH THE WEST LINE OF SAID LOT NO. 3, SOUTH 5 DEGREES 40' WEST 42 POLES TO A STAKE NEAR A SPRING THE SOUTHEAST CORNER OF THE OLD CAMPBELL TRACT OF WHICH THIS IS A PART ;THENCE NORTH 87-3/4 DEGREES WEST 50.68 POLES TO A STAKE WITH 3 CHESTNUT POINTERS, THE SOUTHEAST CORNER OF A PART OF THE CROCKER TRACT, FORMERLY JOHN WEEBER TRACT; THENCE WITH THE LINE OF SAID TRACT NORTH 15 DEGREES EAST 27-3/4 POLES TO A STAKE WITH 2 HICKORY POINTERS, NORTH 10½ DEGREE WEST 14- 3/4 POLES TO A BALCK OAK AND HICKORY IN A FENCE ; THENCE NORTH 30½ DEGREES WEST 8.2 POLES TO A DOGWOOD; THENCE NORTH 68½ DEGREES WEST 34 POLES TO A STAKE IN THE HEAD OF A COVE; THENCE NORTH 88½ DEGREES WEST 27 POLES TO 3 CHESTNUTS AND HICKORY IN SAM KIRKPATRICK(S EAST BOUNDARY LINE; THENCE NORTH 2 DEGREES EAST 166 POLES TO A STAKE IN TURNER BINKLEY'S LINE; THENCE EAST 12 POLES TO A STAKE WITH LARGE BLACK GUM POINTERS, MRS.MAGGIE CAMPBELL LANIER'S NORTHWEST CORNER THENCE WITH HER WESTERLY LINE SOUTH 21½ DEGREES EAST 111½ POLES TO A LARGE BEECH NEAR A SPRING THENCE SOUTH 32½ DEGREES EAST 96.64 POLES TO THE BEGINNING, CONTAINING 73¼ ACRES, MORE OR LESS, EXCLUDING 7.38 A. CONVEYED TO JAMES M. HUNTER BY DEED FROM THOS. LANIER AND WIFE FRANCES , SEPT. 15, 1917 BEING SOUTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO LANIER & WIFE FROM MAGGIE CAMPBELL LANIER FEBRUARY 27, 1914, OF RECORD IN BOOK 452, PAGE 381, . AND BEING THE SAME PROPERTY CONVEYED TO M. A. SIMMONS BY DEED OF RICHARD S. WEST TRUSTEE,RECORDED IN BOOK NO . 918 PAGE 308, R.O.D.C. TENNESSEE TO WHICH REFERENCE IS HERE MADE.
ALSO THE ADJOINING TRACT OF LAND CONVEYED TO THOMAS LANIER BY DEED OF JAMES M. HUNTER OF RECORD IN BOOK 502, PAGE 330 OF THE SAID R.O.D.C. TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: SITUATED IN THE 10TH CIVIL DISTRICT OF SAID COUNTY AND STATE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING IN THE CENTER OF A SMALL BRANCH WITH TWO ELMS SYCAMORE AND HACKBERRY POINTER;THENCE 5 DEGREES AND 4 MINUTES EAST 24.40 POLES TO A DEAD CEDAR ON PAILING FENCE; THENCE NORTH 80 EAST 4.40 POLES TO A POINT IN THE WEST MARGIN OF ROAD; THENCE NORTH 49 EAST 9.20 POLES TO THE CENTER OF SAID BRANCH THENCE NORTH 51 WEST 5.72 POLES TO THE POINT OF BEGINNING CONTAINING 67/100 OF AN ACRE MORE OR LESS.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said SANFORD M. HUNTER JR., AND WIFE GLADYS LEWIS HUNTER, THEIR heirs and assigns, forever, and WE, do covenant with the said SANFORD M. HUNTER JR., AND WIFE GLADYS LEWIS HUNTER, 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.

And WE, M. A.SIMMONS AND WIFE ALICE L. SIMMONS, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said SANFORD M. HUNTER JR. AND WIFE GLADYS LEWIS HUNTER, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S , this 1ST, day of DECEMBER 1934.

Witness:

M.A. SIMMONS,
ALICE L. SIMMONS,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, RICHARD S. WEST
a Notary Public in and for said County and State, the within-named M.A. SIMMONS AND ALICE L. SIMMONS, , the bargainor S , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And ALICE L. SIMMONS, WIFE of the said M.A. SIMMONS, , having appeared before me privately and apart from HER husband , the said ALICE L. SIMMONS, 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.

Witness my hand and official seal at Nashville, Tennessee, this 1ST day of DECEMBER 1934.
my commission expires APRIL 30, 1938 . (SEAL) RICHARD S. WEST , Notary Public.

U.S.R.S .$1.00
RECD. DEC. 3RD, 1934 AT 9;30 A. M.

U. S. R. S. $
Rec'd.