K 1725

THIS DEED OF CONVEYANCE, executed and delivered by C. Herbert Ellis and wife Annie Mae Ellis, both hereinafter called the grantors, to Charles Richmond Burton, Jr., and wife Margaret Ellis Burton, both hereinafter called the grantees;

WITNESSETH: That, for the consideration of Three Thousand, Seven Hundred and Fifty ($3,750.00) Dollars, paid and to be paid and secured as hereinafter set out, we, the said grantors, have bargained and sold and do by these presents hereby sell, transfer and convey unto the said grantees, survivor and assigns, the particular piece of land situate in the 10th. Civil District of Davidson County, Tennessee, described to-wit:

> Beginning at an iron pin in the West right-of-way of U. S. Highway No. 41, the Nashville to Goodlettsville (Dickerson) Pike, which pin is 33 feet from the center line of said highway, forner to C. Herbert Ellis and wife Annie Mae Ellis, the Northeast corner of this property, thence with the right-of-way of said highway South 18° W. 120 feet to a post, corner to said Ellis; thence with a fence North 88° W. 364 feet to an iron pin, a corner in said Ellis' line; thence North 2° E. 154 feet to an iron pin; thence South 82° E. 400 feet to the beginning, containing 1.2 acres, more or less, as surveyed by J. R. Scott, in April, 1949, and being a part of the land which was conveyed to C. Herbert Ellis and wife Annie Mae Ellis by Wm. M. Litchford et ux., in a deed of record in the office of the Register of Davidson County, Tennessee, in Book No. 972 at Page No. 272.

TO HAVE AND TO HOLD the premises aforesaid, together with all appurtenances and immunities thereto pertaining, unto the said grantees, survivor and assigns, forever. The grantors covenant with the grantees, survivor and assigns: (1) That they are lawfully seized in fee simple title of said premises; (2) That they have a good and perfect right to make this conveyance; (3) That said premises are not incumbered; (4) That they will warrant and defend the title in and to said premises against the lawful claims and demands of all persons whomsoever.

OF THE CONSIDERATION, aforesaid, the grantees have paid unto the grantors, in cash, the sum of $500.00, the receipt of which is acknowledged. The balance of the consideration is deferred in payment, and to evidence and to cover the same the grantees have upon this day and date executed, made payable to the grantors, or order, and delivered to them one, certain, joint promissory

FULL RELEASE

Recorded Oct. 27 1964 C. Herbert Ellis

G 489