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WARRANTY DEED Form 101 Published by Tennessee Title Company

For and in consideration of the sum of $9,466.65, Nine Thousand Four Hundred Sixty-six and 65/100 - DOLLARS cash in hand paid by the Davidson County Board of Education, the receipt of which is hereby acknowledged,

We, T. H. Ellis and wife, Maude Ellis,

have bargained and sold, and by these presents do transfer and convey unto the said Davidson County Board of Education, its successors and ~~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 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, December 30, 1950, as follows:

Beginning in the center of the Murfreesboro Pike at the southwest corner of the property conveyed to Davidson County Board of Education by deed from T. H. Ellis and wife, of record in Book 1199, page 63, Register's Office for said County; thence with their southerly line north 54° east 484 feet to their southeast corner; thence continuing in the same direction 128 feet, in all, 612 feet to the southwesterly line of the T. V. A. right of way; thence with said right of way line south 48° 27' east 465.5 feet to a fence line; thence with said fence line south 2° 27' east 224 feet; thence with a fence line south 87° 05' west 713 feet to the center of the Murfreesboro Pike; thence with the center of said Pike north 36° west 257 feet to the beginning, containing 7.1 acres, more or less.

Being part of the property conveyed to T. H. Ellis and wife. Maude Ellis, by deed from Mrs. J. Morton McLaughlin et al., of record in Book 785, page 355, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Davidson County Board of Education, its successors and assigns, forever. ~~heirs and assigns, forever~~

And we do covenant with the said Davidson County Board of Education that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, T. H. Ellis and wife, Maude Ellis, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Davidson County Board of Education, its successors and ~~heirs and~~ assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22 day of January, 1951.

T. H. Ellis

Maude Ellis

STATE OF TENNESSEE
Davidson County

Before me, Mina I. Phelps, a Notary Public in and for said County and State, the within named T. H. Ellis and wife, Maude Ellis, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22 day of January, 1951.

Commission expires

Notary Public

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