For and in consideration of the sum of one and no/100 ($1.00) dollar and valuable consideration, cash in hand paid the receipt of which is hereby acknowledged, we Lewis C. Payne and wife, Maxine B. Payne, have bargained and sold, and by these presents do transfer and convey to T. W. Shumate and wife, Katherine Shumate, their heirs and assigns, a certain tract or parcel of land in the sixth, formerly nineth Civil district of Davidson County, Tennessee, described as follows, as wit:

> Beginning at an iron pin in the northernly margin of the Turbeville home place, said beginning point being in the westernly margin of the Shumate property and being the southeast corner of the Payne tract; thence with the boundary line between the Payne and Shumate properties north, 1 degree, 45' west 740 feet to an iron pin; thence south 39 degrees 15' west 22.7 feet to a stake; thence south 0 degrees 45' west 336.5 feet to an iron pin; thence south 3 degrees 30' west 200.9 feet to an iron pin; thence south 2 degrees .05' west 200.8 feet to a stake in the northernly margin of Turbeville home place; thence with northernly margin of Turbeville home place 78.3 feet to the point of beginning.
>
> Being a part of the same property conveyed to Lewis C. Payne and wife, Maxine B. Payne, by deed from Albert B. Maloney and wife recorded in Book 1591, page 137, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said T. W. Shumate and wife, Katherine Shumate, their heirs and assigns forever.

And we do covenant with the said T. W. Shumate and wife, Katherine Shumate, 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, except

> By deed of trust executed by Albert B. Maloney et ux to Charles F. Lovell, Trustee, recorded in Book 1430, page 406, Register's Office, Davidson County, Tennessee, to secure the payment of a note dated May 16, 1947, for $10,000.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said T. W. Shumate and wife, Katherine Shumate, their heirs and assigns against the lawful claims of all persons whomsoever.