2084

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create in us an estate by the entirety, we, Ellie May Sanders Thompson and husband, Louis Wade Thompson, have bargained and sold, and by these presents do hereby transfer and convey unto C. H. Briley, Jr., Trustee, his successors and assigns, the following described tract or parcel of land, to-wit:

"Land in the 11th Civil District of Davidson County, Tennessee, being Lots Nos. 3-A and 4-A on the Map of Nawakwa Hills River Front Section, being a subdivision of the northeasterly part of a 29.79 acre tract shown on the original plan of Nawakwa Hills, and described according to a copy of a survey made in August, 1945, by Ewell Anderson, Surveyor, as follows:
Beginning at an iron pin near a whiteoak on the top of a bluff, at the northeast corner of Lot 3-A, in the westerly line of a strip of land dedicated for public use for ingress and egress from Pawnee Trail by instrument of record in Book 1298, page 631, Register's Office for said County; thence along the easterly line of said Lot 3-A, southwardly 74 feet to an ash, and iron pin, and continuing with the same, southwardly 41 feet to an elm, and iron pin, at the beginning of a curve; thence continuing with the same, southwestwardly, along said curve, 125 feet to a point in the northerly margin of Pawnee Trail, at an iron pin, at the common corner of Lots 3-A and 4-A, and continuing with the margin of said trail northwestwardly 50 feet more or less to the common corner of Lots 4-A and 5-A; thence northeasterly, with the line between said lots, 185 feet more or less, to a point; thence with the rear line of Lots 4-A and 3-A, south 55½° east 100 feet more or less to the beginning.
Being the same property conveyed to Ellie May Sanders by deed from Chas. U. Coggin, Trustee, of record in Book 1344, page 373, and the same property conveyed to Ellie Sanders Thompson by deed from Edward E. Marlin and wife, of record in Book 1764, page 493, said Register's Office. "

Said property is conveyed subject to such limitations and restrictions as may be applicable to the premises.

And we do covenant with the said C. H. Briley, Jr., Trustee, 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 the restrictions above referred to.

And we, Ellie May Sanders Thompson and husband Louis Wade Thompson, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said C. H. Briley, Jr., Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said C. H. Briley, Jr., Trustee, for the consideration of One and No/100 Dollars ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto LOUIS WADE THOMPSON and wife, ELLIE MAY SANDERS THOMPSON, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations and restrictions as hereinabove set forth.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Louis Wade Thompson and wife, Ellie May Sanders Thompson, their heirs and assigns, forever.

WITNESS our hands, this the 3rd day of May, 1952.

Ellie May Sanders Thompson
Ellie May Sanders Thompson

Louis Wade Thompson
Louis Wade Thompson

C. H. Briley Jr. Trustee
C. H. Briley, Jr., Trustee





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