K 2086

C. H. BRILEY, JR.
ATTORNEY

For and in consideration of the sum of $ 4,500.00,

- - - - - - FOUR THOUSAND FIVE HUNDRED AND NO/100 - - - - - **DOLLARS**

Cash in hand paid by the grantees herein, receipt of which is hereby acknowledged, We, John D. Shepherd and wife, Lena Mae Shepherd,

have bargained and sold, and by these presents do transfer and convey unto the said ISHAM THOMAS CULBREATH and wife, FRANCES OPHELIA CULBREATH,

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Lying in the 3rd, formerly 2nd, Civil District of said County, in what is known as Pennington's, or McSpadden's Bend, of the Cumberland River, and being designated as Tract No. 5 on an unrecorded Map of a Subdivision of a tract of 36 acres and 116 poles, known as the L. P. Forkum Land, as shown on a copy of an unrecorded survey dated April 26, 1950, by Lawrence Kelly, Surveyor, as follows: Beginning at a point in the center line of Old Haysboro Road, at the common corner of Tracts 4 and 5, in the east line of the Lands of S. Bartelt; thence with the line between said tracts, South 84° 15' East 591.5 feet to a point; thence south 1° West 248.3 feet to a point; thence South 2° 15' West 71.7 feet to a point; thence North 84° 15' West 591.5 feet to the center line of Old Haysboro Road; thence with the center line of said road, North 1° 15' East 71.7 feet to a point, and continuing with the same North 1° East 248.3 feet to the beginning, containing 5 acres, more or less. Being the same property conveyed to John D. Shepherd and wife, Lena Mae Shepherd, by deed from Herschel A. Travis and wife, of record in Book 2028, page 204, 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 Isham Thomas Culbreath and wife, Frances Ophelia Culbreath, their **heirs and assigns, forever.**

And we **do covenant with the said** grantees herein, 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 1952 taxes, which the grantees herein assume and agree to pay.
And we, John D. Shepherd and wife, Lena Mae Shepherd, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Isham Thomas Culbreath and wife, Frances Ophelia Culbreath, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 20th day of June, 19 52.

John D Shepherd

Lena Mae Shepherd

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Laurence D. Richards, a Notary Public in and for said County and State, the within named John D. Shepherd and wife, Lena Mae Shepherd, 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 23rd day of June, 19 52.

Commission expires May 1, 1954

Laurence D. Richards
Notary Public



WARRANTY DEED
G-RL217 - mk
FROM
JOE D. SHEPHERD ET UX.
70832
TO
ISHAM THOMAS CULBREATH ET UX
REGISTERS OFFICE
RETURN TO TENN. TITLE CO. BOX

301
Bk 2053
Pg 181
2.00

G 106