2134

For and in consideration of the sum of $ 10.00

----------TEN AND NO/100---------- DOLLARS

cash in hand paid by the grantees herein, and other good and valuable considerations,

the receipt of which is hereby acknowledged,

we, J. B. Polston and wife, Wilma L. Polston,

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM H. ELLIS and wife, ANNIE T. ELLIS, their

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

Being the west part of Lot No. 22 on the Map of Bransford Realty Company's Amqui Subdivision, as of record in Book 421, pages 38 and 39, Register's Office for said County, and described as follows:
BEGINNING at a point in the north margin of Amqui Road, at the corner of Lots 21 and 22; thence with the line between said lots, north 3° east 458 feet, more or less, to the south line of Lot No. 17; thence with the south line of the same, South 86-3/4° east 139.4 feet to a point; thence south 2° 56' west 456-1/2 feet, more or less, to the north margin of Amqui Road; thence with the margin of the same, north 86° 45' west 140 feet to the point of beginning.
Together with an easement three feet wide for the location and maintenance of a water main from the east line of the land herein described to the west margin of Highland Circle, as created by an instrument this day recorded in the Register's Office; said easement, together with all rights created by said instrument being herein specifically conveyed.
Being the same property conveyed to J. B. Polston and wife, Wilma J. Polston, by deed from Paul E. Parsons and wife, of record in Book _____, page _____, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William H. Ellis and wife, Annie T. Ellis, their

heirs and assigns, forever.

And we do covenant with the said William H. Ellis and wife, Annie T. Ellis

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, J. B. Polston and wife, Wilma L. Polston

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William H. Ellis and wife, Annie T. Ellis,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 6th day of February, 19 53.

J. B. Polston

Wilma L. Polston

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Billy H. Howell, a Notary Public in and for said County and State, the within named J. B. Polston and wife, Wilma L. Polston

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, Davidson County, Tennessee, this 6th day of February, 19 53

Commission expires My Commission Expires Oct. 10, 1953

Billy H. Howell
Notary Public

WARRANTY DEED

G-88082 dh

FROM J. B. POLSTON ET UX

TO WILLIAM H. ELLIS ET UX

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 6th day of FEB 1953
at 11 o'clock A.M.
Noted in Book 79 Page 450
Recording Fee $ 1.00
JAMES P. WILSON, Register
By _____ Dpt. Reg.

557