K 2140

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, Frank P. Brumbach and wife, Cynthia W. Brumbach

have bargained and sold, and by these presents do transfer and convey unto the said V. H. FELTON, SR. and wife, DELIA FELTON, their

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 10th, formerly the 20th, District of Davidson County, Tennessee, being a part of a tract of land containing 344 acres, and known as the old John Smiley land, said part is described as follows:
Beginning at a stake and beech, in the center of the road, in the north margin of said lands, and running west 115 poles to a stake, being a corner of 10 acres sold by Regan to Freeman; thence north 14 poles to a stake; thence west 209 poles to two chestnuts on top of the ridge; thence south 108 poles to a stake, the corner of Foste and Regan; thence east 178 poles to a stake and three beeches, Foster and Regan's corner; thence north 35 poles to a stake; thence east 48 poles to a dogwood and pointer; thence south 89½ poles to a stake, the southwest corner of Regan's land; thence east 122 poles to a stone in the edge of a large branch by the road, corner of 7 acres off of the old Baker Tract; thence east 41.4 poles to a stake in the center of said road, being the southeast corner of the lands herein conveyed; thence following the center of said Road to the beginning, containing 205 acres, more or less. Included in the above description but excluded therefrom is 15 acres conveyed to F. M. Greer and wife, and fully described in the deed of record in Book 413, page 691, Register's Office for said County.
Being the same property conveyed to Frank P. Brumbach by deed from S. F. Stiddum and wife, of record in Book 1471, page 47, 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 V. H. Felton, Sr. and wife, Delia Felton, their

heirs and assigns, forever.

And we do covenant with the said V. H. Felton, Sr. and wife, Delia Felton

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 1953 taxes which the grantees assume and agree to pay.
And we, Frank P. Brumbach and wife, Cynthia W. Brumbach

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said V. H. Felton, Sr. and wife, Delia Felton, their

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

Witness our hands this 2nd day of February, 1953.

Frank P Brumbach

Cynthia W. Brumbach

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Frank P. Brumbach and wife, Cynthia W. Brumbach

the bargainor S, 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 _____, Tennessee, this _____ day of _____, 1953.

Commission expires _____

Notary Public

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WARRANTY DEED

G-88313 dh

FROM

FRANK P. BRUMBACH ET UX

TO

V. H. FELTON, SR. ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 26 day of MAR. 1953 at 2:15 P.M. and duly recorded in Book 80 Page 35
Recording fee $2.20

TENNESSEE PRINTING & BINDING COMPANY
Richmond, Virginia

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