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WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ Ten & NO/100ths - - - - - - - - - - - - - - - - - - - **DOLLARS**

($10.00)

cash in hand paid by MACK H. WEBB and wife, IDA NELLE WEBB, and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Clara Bringhurst Booton, a widow

have bargained and sold, and by these presents do transfer and convey unto the said

MACK H. WEBB and wife, IDA NELLE WEBB, their

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

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Montague Falls, Chas. U. Coggin's Subdivision of part of Tract No. 18 in the plan of Montague, as of record in Book 421, page 166, Register's Office for said County, described as follows: Beginning at a point in the easterly margin of a private driveway, being the southwesterly corner of Lot No. 2 in said plan; running thence southerly with the easterly margin of said private driveway 115 feet to a point in the northerly margin of a five foot strip of land between said driveway and the northerly margin of East Palestine Boulevard; thence southerly 5 feet to a point in the northerly margin of East Palestine Boulevard; thence easterly with the northerly margin of East Palestine Boulevard 320 feet, more or less, to the low water mark of the Cumberland River; thence up said river, with the low water mark 120 feet; thence westerly with the line of said Lot No. 2 in said plan 320 feet, more or less, to the beginning.

Being the same property conveyed to Clara Bringhurst Booton by deed from Stella Vaughn, et al. of record in Book 675, page 54, said Register's Office and there is also conveyed hereby the following rights and easements granted in said deed:

It is understood and agreed by the undersigned that said Clara Bringhurst Booton, her guests, heirs and assigns, shall have ingress and egress over a five-foot strip of land connecting East Palestine Boulevard and said private driveway, as shown in said plan. It is further understood and agreed by the undersigned that said Clara Bringhurst Booton, her heirs and assigns, shall have the right to use water from well now located near the property above described on Tract No. 18 in the Plan of Montague."

Taxes for 1953 to be paid by purchasers, same having been pro-rated as of date hereof.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MACK H. WEBB and wife, IDA NELLE WEBB, their heirs and assigns, forever.

And I do covenant with the said MACK H. WEBB and wife, IDA NELLE WEBB that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as hereinbefore set out.

And I, CLARA BRINGHURST BOOTON, a widow do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said MACK H. WEBB and wife, IDA NELLE WEBB, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 10 day of September, 1953.

Clara Bringhurst Booton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise S. Cash, a Notary Public in and for said County and State, the within named CLARA BRINGHURST BOOTON, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17 day of Sept., 1953

Commission expires July 24-1957

Louise S. Cash
Notary Public

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