K 2300

DOLLARS

Cash in hand paid by James W. Cox and wife, Bessie Pauline Cox, and other good, valuable and sufficient considerations, the receipt of all of which is by me acknowledged,

we, F. L. Klausmeier and wife, Cyanna Klausmeier, have bargained and sold and by these presents do transfer and convey unto the said James W. Cox and wife, Bessie Pauline Cox, 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. 5 on the Plan of Gayland as of record in Book 2068, page 68, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 2299, page 385, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southeasterly margin of Gayland Court, the common corner of Lots Nos. 5 and 6 on said plan; thence in a northeasterly direction with the margin of Gayland Court and along the curve thereof, 68 feet to a point, said point being the common front corner of Lots Nos. 4 and 5 on said plan as established by said instrument of record in Book 2299, page 385, said Register's Office; thence in an easterly direction with the line between said Lots Nos. 4 and 5, as established by said instrument, _____ feet to a point, said point being the common rear corner of said Lots Nos. 4 and 5; thence South 30° 58' east 341.2 feet to a point in the center of Mill Creek; thence with the center of said creek south 75° 36' west 149.7 feet to a point, the common rear corner of Lots Nos. 5 and 6 on said plan; thence with the line between said Lots Nos. 5 and 6 northwesterly 325.2 feet to the point of beginning.

Being the same property conveyed to A. W. Chaffin and F. L. Klausmeier by deed from John White, Trustee, and individually and wife, of record in Book 2243, page 281, said Register's Office, and A. W. Chaffin has conveyed his undivided one-half interest to F. L. Klausmeier of record in Book _____, page _____, 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 James W. Cox and wife, Bessie Pauline Cox, their heirs and assigns, forever.

And we do covenant with the said James W. Cox and wife, Bessie Pauline Cox 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 for current taxes which are pro-rated this date and assumed by grantees herein.

And we, F. L. Klausmeier and wife, Cyanna Klausmeier, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James W. Cox and wife, Bessie Pauline Cox, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of October, 1954.

F. L. Klausmeier

Cyanna Klausmeier

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