For and in consideration of the sum of One Hundred and Twenty-five Dollars ($125.00), cash in hand paid, the receipt of which is hereby acknowledged, I, O. F. Durham, a widower, have this day bargained and sold and by these presents do hereby transfer and convey unto Rube Biggs and wife, Omie Biggs, as tenants by the entirety, their heirs and assigns, a certain lot or parcel of land situated in the Fourteenth Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Beginning in the center of "Big Branch", Rube Biggs' northeast corner, with hornbeam and willow pointers; running thence in a general westwardly direction down "Big Branch" with its meanders approximately 53 poles to a point marked in a solid rock in said "Big Branch", with willow, hornbeam and persimmon pointers; thence North 35° East two hundred and ten (210) feet to an iron stake; thence in an easterly direction approximately 53 poles to an iron stake; thence South 35° West two hundred and ten (210) feet to the beginning, containing four (4) acres, more or less, and being a part of the same tract or parcel of land conveyed to O. F. Durham by Homer E. Brown and wife, Ida L. Brown, by deed dated November 24, 1952, and recorded in Deed Book 3134, page 307, in the Register's Office of Davidson County, Tennessee.

To have and to hold said lot or parcel of land, with the appurtenances, estate, title and interest thereto belonging, unto the said Rube Biggs and wife, Omie Biggs, their heirs and assigns, in fee simple, forever.

I covenant with the said Rube Biggs and Omie Biggs that I am lawfully seized and possessed of said lot or parcel of land in fee simple, that I have a good right to sell and convey the same and that it is unencumbered.

And I do further covenant and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land unto the said Rube Biggs and wife, Omie Biggs, their heirs and assigns, against the lawful claims of all