K 2435

THIS DEED OF CONVEYANCE, executed and delivered by Alec C. Gronberg and wife, Johnnie T. Gronberg, hereinafter called the grantors, to P. H. Newell and wife, Ruth C. Newell, hereinafter called the grantees;

WITNESSETH: That, for the consideration of One ($1.00) Dollar cash and other valuable consideration, receipt of which is hereby acknowledged, we, the said grantors have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said grantees, survivor and assigns, a certain tract or parcel of land situate in Davidson County, Tennessee, on Lake Road at Ridgetop, Tennessee, described as follows:

Beginning at a point in the west edge of Lake Road, near the Town of Ridgetop, Tennessee, the same being the northwest corner of this property, in Mrs. Frank Mayes line; thence South 88° East 59.5 poles to a point about 5 feet north of a white oak tree, corner to Jessie Broose in Mrs. Mayes' line; thence South 10° West 17 poles to a locust stump, corner to Jim Edwards in Jessie Broose's line; thence South 83° East 32.2 poles, thence South 3° West 91.5 poles to a branch, a corner in Jim Edward's line, thence with said branch, North 65° West 21 poles; North 87° West about 24 poles to a point in T. H. King's line formerly the Sanitarium property; thence with King's line, North 3° East 41 poles to a large elm tree near the forks of the branch marked as a corner to said King; thence with a branch and T. H. King's line as follows: North 79° West 7.6 poles; South 83° West 9.5 poles; North 70½° West 16 poles; South 89° West 12 poles to a point on the north side of the branch with sugar tree pointers, corner to said King; thence North 3° East 55 poles to the beginning, containing 42 acres according to survey by J. R. Scott, Surveyor, on February 28, 1951 and being the land conveyed to Alec C. Gronberg and wife, Johnnie T. Gronberg by J. C. Garrett, Trustee, in a deed of record in Deed Book 2017 at page 67 in the office of the Register of Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said grantees, survivor and assigns, forever. The grantors covenant with the grantees, survivor and assigns: (1) That they are lawfully seized in fee of said premises; (2) That they have a good and perfect right to make this conveyance; (3) That said premises are unincumbered; and (4) That they will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

POSSESSION of the premises will be given the grantees on or before July 1,1955.

TAXES for the year 1955 will be divided equally between the grantors and grantees.

Dated at Springfield, Tennessee this 31 day of May, 1955.

Alec C. Gronberg

Johnnie T. Gronberg

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