K 2448

For and in consideration of the sum of $ **********$10.00********** **DOLLARS**
**********TEN AND NO/100**********
Cash in hand paid, and other good and valuable considerationsm the receipt of which is hereby acknowledged,

We, James H. Miller and wife, Katherine Miller

have bargained and sold, and by these presents do transfer and convey unto the said Elmo C. Pemerton and wife, Gertrude Ann Pemerton

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

Land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described according to a survey made by Watkins and Murray, Surveyors, August 3, 1948 as follows: Beginning at a point in the western boundary line of a tract of land owned by Shane, at the southeast corner of a 14-foot easement set out in the deed to M.B. Foutch and wife, from Hebron Leeman and wife, of record in Book 802, page 394, Register's Office for said County; Thence with Shane's western boundary line, south 1 deg.15' east 380 feet to a point, south 9 deg. 45' east 400 feet to a point in the northern boundary line of a tract of land owned by Lowery; thence with Lowrey's northern boundary line, south 86 deg. west 18 feet to Lowrey's north west corner; thence with the western boundary line of said Lowrey's Tract of land, south 12 deg.45' east 232 feet to a point, south 63 deg.30' east37 feet to a point, south 7 deg. 15' east 177 feet to a point in Lowrey's boundary line; thence with his line and the northern boundary line of a tract of land owned by Clayton Seaton, north 86 deg. west 765 feet to a black locust; thence north 31 deg.30' west 177 feet to a forked mulberry; thence north 35 deg. 45' west 423 feet to a stake; thence north 30 deg. west 185 feet to an elm; thence north 61 deg. 30' west 243 feet to a point in the eastern boundary line of a tract of land owned by Erwin or Irvin; thence with Erwin or Irvin's eastern boundary line, north 2 deg. east 42 feet to Erwin's northeast corner; thence with Erwin's northern boundary line, north 70 deg. west 495 feet to a beech stump; north 42 deg. 45' west 224 feet to a point, north 39 deg. 15' west 247 feet to a point, and north 35 deg. west 100 feet to a point; thence south 81 deg. east 395 feet to a honey locust clump; thence along the center of a branch, north 77 deg. east 216 feet to a locust post, south 79 deg. east 469 feet to a black locust; thence with the southern bounday line of said Foutch property, south 84 deg. 30' east 325 feet to a point; south 79 deg. 30' east 183 feet to a point, south 65 deg. 30' east 75 feet to a point, south 76 deg. east 200 feet to a point, and south 85 deg. 15' east 215 feet to the beginning, containing 37.19 acre

Being the same property conveyed to Elmo C. Pemerton and wife, Gertrude Ann Pemerton, by deed from James H. Miller and wife, of record in book , page , said Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elmo C. Pemerton and wife, Gertrude Ann Pemerton

their heirs and assigns, forever.

And I, do covenant with the said Elmo C. Pemerton and wife, Gertrude Pemerton 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.**

And We, James H. Miller and wife, Katherine Miller
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Elmo C. Pemerton and wife, Gertrude Ann Pemerton their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of August, 1955.

James H. Miller
Katherine Miller

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John C. Jefferson, Jr., a Notary Public in and for said County and State, the within named James H. Miller and wife, Katherine Miller

the bargainor, 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 Nashville, Tennessee, this 27th day of August, 1955

Commission expires 10-27-58

John C. Jefferson, Jr.
Notary Public

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