FOR AND IN CONSIDERATION of the sum of TEN & NO/100 ($10.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an estate by the entirety, We, J. H. Smith and wife, Jessie F. Smith, have bargained and sold, and by these presents do hereby transfer and convey unto L. D. Richards, Trustee, his successors and assigns, the following described tract or parcel of land, to-wit:

A tract of land in the 11th Civil District of Davidson County, Tennessee, described as follows:
BEGINNING at a point in the center of Neeley's Bend Road at the intersection of the center line of an old lane adjoining the property of Hope S. Allen; thence south 86½° east 1583 feet with the south boundary of the old McIntosh Tract to a stake in the west boundary of the Menees tract; thence south 6° west crossing the center of the New Road at 726 feet in all 1167 feet to a post; thence south 46-3/4° west 737 feet to a point in a branch, said point being the northeast corner of the old Hooberry tract; thence down the branch as follows: north 84-3/4° west 231 feet, north 79¼° west 214.5 feet, south 78-3/4° west 226.8 feet to the center of Neeley's Bend Road; thence with the center of said road, south 13½° east 538 feet; thence leaving said road south 46-3/4° east 1035 feet to a point 21 feet east of a down beech tree; thence south 62½° west 697 feet to the stake near a cedar pointer; thence south 6-3/4° west 1567 feet to a point at the low water mark on the bank of the Cumberland River; thence down said river with its meanders at low water mark north 16½° west 478 feet, north 11° west 1070 feet; thence north 3½° west 661 feet; thence north 10¼° west 1308 feet to the northwest corner of the tract herein described being also the southwest corner of a tract conveyed by Adamson B. Ford, to Neeley in Book 89, page 185, Register's Office for said County; thence with the south boundary line of said Neeley tract north 81° east 1100 feet, north 10-3/4° east 223 feet, north 17-1/4° east 296 feet to an old box elder pointer; thence north 82-3/4° east 1254 feet to a stake; thence north 8½° east 464 feet to the center of Neeley's Bend Road; thence with the center of said road south 15½° east 132 feet; thence south 10-3/4° west 280 feet to the beginning, containing 269 acres, more or less.
Included but excluded is a tract of 2½ acres, more or less, claimed by Henry T. Menees as follows:
Beginning at the southwest corner of the above described tract at the low water mark on the bank of the Cumberland River; thence north 16¼° west 270 feet; thence leaving said river north 78-3/4° east 1072 feet to a point marked by a stake; thence south 63¼° west 950 feet, more or less, to the low water mark on the bank of the Cumberland River, the point of beginning.
Included in the above description but specifically excluded herefrom is a tract of 108.19 acres, more or less, conveyed to J. M. Beck and wife, Mary G. Beck, by deed from J. T. Morton, and wife, of record in Book 1392, page 249, and a tract of 52 acres, more or less, conveyed to Henry C. Menees et al, by deed from James T. Morton and wife, of record in Book 766, page 481, Register's Office for said County.
Being property devised to J. H. Smith under the will of Mrs. J. T. Morton, deceased, whose will is of record in Will Book 65, page 328, County Court Clerk's Office for said County.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said L. D. Richards, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, J. H. Smith and wife, Jessie F. Smith, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said L. D. Richards, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said L. D. Richards, Trustee, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance as above set out, do hereby transfer and convey unto J. H. Smith and wife, Jessie F. Smith,