K 3071

D E E D

WHEREAS, E. P. McLendon and wife, Mary Ann McLendon, own as tenants by the entireties certain real property located in Davidson County, Tennessee, a portion of which is more fully described below,

WHEREAS, all of said real property was incumbered by a deed of trust dated July 24, 1953, from E. P. McLendon and wife, Mary Ann McLendon, to Louis Leftwich, Jr. to secure the payment of an indebtedness due Fidelity Federal Savings and Loan Association, said deed of trust being of record in Book 2210, Page 117, Register's Office for Davidson County, Tennessee,

WHEREAS, on May 3, 1960, Fidelity Federal Savings and Loan Association executed a "PARTIAL RELEASE OF REAL ESTATE" wherein a certain portion of the above mentioned real property was released from the lien of the above mentioned deed of trust,

WHEREAS, Said E. P. McLendon and wife, Mary Ann McLendon, now desire to divide between them the above mentioned real estate so that each party will own a portion in fee simple and for that purpose each of them have agreed to execute a deed to a portion of said real property conveying a sufficient interest in the portion of said property so as to create, or vest, in the other title in fee simple, as provided by 64-110 Tennessee Code Annotated;

THEREFORE, for and in consideration of the aforementioned agreement and the execution by my wife, Mary Ann McLendon, of a deed, pursuant to said agreement, conveying to me that portion of our real property not included in this conveyance, I do, by this instrument, for the purpose of vesting in said Mary Ann McLendon title in fee simple, grant, sell transfer, and convey unto said Mary Ann McLendon, her heirs and assigns, all the right, title and interest now held by me, waiving all rights which I might have to curtesy, in the said real property located in Davidson County, Tennessee, and more fully described as follows:

A tract of land in the 5th formerly 7th, Civil District of said County, described according to a survey made by Lewis D. Justice, Surveyor, February 13, 1946, as follows:

Beginning at a point south 89° 0' east 614 feet from the northwest corner of the tract conveyed to E. P. McLendon and wife, Mary Ann McLendon, by deed from Hobart Luker, et ux, Lottie E. Luker, of record in book 1514, page 576, Register's Office for Davidson County, to which reference is made for a complete description, thence south 89° 0' east 473 feet thence south 1° 0' east 1544.4, thence south 89° 40' west 456 feet, thence in a northerly direction 1555 feet, more or less to the beginning.

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