K 3430

D E E D

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), the receipt of which is hereby acknowledged, and in consideration of the love and affection which we have for the grantees, RALPH LANCE, and wife, BETTY SIDLER LANCE, we, C. S. SIDLER and wife, JENNIE LOU SIDLER, have bargained and sold and by these presents do hereby transfer and convey unto the said RALPH LANCE, and wife, BETTY SIDLER LANCE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land lying in the Sixth Civil District, Davidson County, Tennessee. BEGINNING at a point on the northerly right of way of Glenrose Avenue, 131.11 feet west of the point of curvature of a 1.533 degree curve which is 50.68 feet east (on the southerly right of way of said Glenrose Avenue) of the easterly radius point at the intersection of said Glenrose Avenue and Blackstone Place as shown in the plat of Thompson Lane Park, of record in Book 2331, Page 138, Register's Office of Davidson County, Tennessee; thence with the northerly right of way of said Glenrose Avenue, N 74° 12'W, 100.0 feet to a point; thence N 15°48'E, 283.0 feet to a point in the southerly right of way of the N.C. & St. L. Railroad; thence S 86° 21'E, 102.14 feet to a point in said right of way of said Railroad; thence S 15°48'W, 304.50 feet to the point of beginning. Containing 0.669 acres.

BEING a part of the land conveyed to C. S. Sidler and wife, Jennie Lou Sidler by deed from J. U. Sidler and wife, Hattie S. Sidler, of record in Book 2083, Page 259, of the 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 RALPH LANCE and wife, BETTY SIDLER LANCE, their heirs and assigns, forever. And we do covenant with the said RALPH LANCE and wife, BETTY SIDLER LANCE, 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 except for the taxes for the year 1962. And, we, C. S. SIDLER and JENNIE LOU SIDLER, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said RALPH LANCE, and wife, BETTY SIDLER LANCE, their heirs and assigns against the lawful claims of all persons, whomsoever.

G 637