FOR AND IN CONSIDERATION of the sum of Seven Hundred Fifty ($750.00) Dollars, receipt of which is hereby acknowledged, we, WILLIAM L. JONES and wife, DEMETRA C. JONES, have bargained and sold, and by these presents do transfer and convey unto the said B. N. THORNTON, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being in the 5th, formerly the 6th, Civil District of Davidson County, Tennessee, beginning at a point in the center line of Old Hickory Blvd., formerly Hobson Road, at the point of beginning in the property described in Deed Book 1309, Page 438, Register's Office of Davidson County, Tennessee, same being the northwest corner of the property therein described, running thence South 2 degrees 42 minutes West 288.5 feet to the point of beginning of the property herein conveyed, in the center line of said Old Hickory Blvd.; running thence South 87 degrees 20 minutes East 484 feet to a stake; thence North 2 degrees East 50 feet to a stake; thence South 86 degrees 50 minutes East 283.5 feet to a stake in the J. C. Duke West line; thence South 20 degrees 50 minutes East 120.3 feet to the J. C. Duke West line to a stake; thence North 87 degrees 20 minutes West 814.9 feet to a point in the center line of Old Hickory Blvd.; thence North 2 degrees 42 minutes East 63.7 feet, to the point of beginning, containing 1.5 acres, more or less.
>
> Being a part of the real property described in a deed to William L. Jones, et ux, of record in Deed Book 1309, Page 438, Register's Office of 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 B. N. THORNTON, his heirs and assigns forever.

And we do covenant with the said B. N. THORNTON, 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 1963 taxes, which the grantee assumes and agrees to pay when due.

And we, WILLIAM L. JONES and wife, DEMETRA C. JONES, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said B. N. THORNTON, his heirs and assigns, against the lawful claims of all persons whomsoever.

The grantors reserve for themselves, their heirs and assigns, and for B. N. Thornton, his heirs and assigns, the right to use, maintain, improve and replace a certain water line running across the property herein conveyed, from a well which is located approximately 200 feet East of Old Hickory Blvd. and approximately 100 feet North of the grantors' South boundary line, which water line [illegible] said tract herein conveyed, said easement [illegible] location. The