BK 3644

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid to us by Josephine Yoest, and further consideration of the love and affection which we have for Josephine Yoest, we, ROBERT E. YOEST and wife, ELIZABETH YOEST, have this day bargained and sold, and do hereby transfer and convey unto the said JOSEPHINE YOEST, her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

FIRST TRACT: A certain tract of land being the same which was conveyed to A. L. Watson by James Lester and wife by deed dated the 15th day of September 1870, and registered in the Register's Office of Davidson County, in Book 43, Page 568, to which reference is here made; situated on the waters of sinking creek, and bounded as follows:

BEGINNING at a stake or stone near a branch; thence South 87½ East, eighty two (82) poles to a stone near by a chincapin or white oak stump, on the East side of Sinking Creek; thence South 22½° West, sixty (60) poles to a stone near an old fallen white walnut; thence West eighty (80) poles to a stake near a white oak or poplar; thence North fifty-five (55) poles to the beginning - containing by estimation twenty five acres, being more or less. Also a certain tract or parcel of land, which tract or parcel of land being the same conveyed to A. L. Watson by deed from James Lester bearing date of September 10, 1870, and registered in the Register's Office of Davidson County, in Book 43, Page 568, to which deed reference is here made for a more minute description of said land, lying and being situated on the waters of Sinking Creek, and bounded by the lands of Henry Whittamore; Jackson, Catherine Watson and Mary T. Lester, supposed to contain ten acres of land, more or less - being the same land conveyed, LaFayette Ezell by A. S. Chadbourne, Assignee in Bankruptcy of Jno. Chadwell, by deed dated 20th day of April, 1868, and registered in the Register's Office of Davidson County, and by said LaFayette Ezell to James Lester; this being the same land, totalling 35 acres, more or less, which was conveyed to Robert Yoest and Hannah Yoest by deed of A. L. Watson, et ux., dated February 5, 1874, and recorded in Book 50, Page 545, Register's Office for Davidson County, Tennessee.

SECOND TRACT: A certain tract of land containing 25 acres, more or less, situated in the old 7th District of Davidson County, Tennessee, as it existed in the year 1886, bounded and described as follows:

Bounded on the North by William Moore; on the East by John Chadwell; on the South by Mrs. C. Watson; and on the West by Mrs. Baker, containing twenty-five (25) acres, more or less, and being the same property conveyed to Robert Yoest by deed of C. H. Eastman, Clerk of the County Court of Davidson County, Tennessee, dated July 22, 1886, and recorded in Book 95, Page 526, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging, to the said JOSEPHINE YOEST, her heirs and assigns forever. Grantor Robert E. Yoest is possessed of an undivided one-half interest in the said land. Grantor Robert E. Yoest covenants that he is lawfully seized and possessed of his said undivided interest in said real estate, in fee simple; that he has a good right to convey it and the same is unencumbered.

Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said real estate to the said Josephine Yoest, her heirs and assigns, against the lawful claims of all persons whomsoever.

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