BK 3708

WARRANTY DEED

For and in consideration of the sum of TWELVE HUNDRED DOLLARS ($1,200.00) DOLLARS

Cash in hand on delivery of deed

We, F. W. Thornton and wife, Mrs. F. W. Thornton have bargained and sold, and by these presents do transfer and convey unto the said L. E. Ellis and wife Vera G. Ellis their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Situated on the old SMITH SPRINGS Road in the old Second District of Davidson County, Tennessee and bounded as follows:

Beginning at a point at a stone east of a sink hold on the west broudary line of L. E. Ellis land; thence south along said boundry line 120 feet to a point; ~~thence west 210 feet~~ this being the north east corner of the tract in question; then with said line 210 feet in a southerly direction, this being the south east corner of the land in question. thence west 210 feet to a roadway; thence north 9 deg. east 210 feet; thence east 210 feet to the beginning point. this being on said L. E. Ellis and F. W. THORNTON boundary line. this being one acre of land, more or less.

It is expressly agreed that Grantee shall have the right of ingress and egress over on Grantor's drive or private roadway.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said L. E. Ellis and wife, Vera G. Ellis their heirs and assigns, forever.

And we do covenant with the said L. E. Ellis and wife, Vera G. Ellis that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And ~~we, F. W. Thornton and wife, Mrs. F. W. Thornton~~ do further covenant and bind ourselves heirs and representatives, to warrant and forever defend the title to the said land to the said L. E. Ellis and wife, Vera G. Ellis their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 11th day of April, 1964.

F. W. Thornton

Mrs. F. W. Thornton

J. M. JONES NOTARY PUBLIC MY COMM. EXPIRES FEB. 19, 1967 DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named F. W. Thornton and wife Mrs. F. W. Thornton-

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11 day of April, 1964.

Commission expires Feb. 19. 1967.

Notary Public

PG 237