

part their heirs and assigns that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, that said premises are free from all incumbrances and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Cleola Short
Cleola Short

W. H. Short
W. H. Short

STATE OF TENNESSEE

COUNTY OF ROANE

Personally appeared before me, George H. Lockett, a Notary Public of said County and State, the within named bargainors, Cleola Short and husband W.H. Short, 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 15 day of November A.D.1963
(SEAL)

My Commission Expires Aug. 16, 1966

George H. Lockett
Notary Public

State of Tennessee } Received for record November 14, 1963
Morgan County } at 10:00 A.M. Entered in note book 7
page "8" and recorded in deed book 8-5 Vol.
pages 404-405
Witness my hand this November 21st 1963

WARRANTY DEED

THIS INDENTURE, made this 16th day of November A.D., 1963 between Sanford Paul Humphreys and wife, Anna Jane Humphreys, of Roane County in the State of Tennessee, Parties of the first part, and Meredith J. Sheldon and wife Mary Alice Sheldon, of Roane County, Tennessee, Parties of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations, to them in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, have granted, bargained, sold, conveyed, and do hereby grant, bargain, sell and convey unto the said parties of the second part, the following described premises, to wit, situated in District No. One of Morgan County, Tennessee, and more particularly described as follows:

TRACT 1: Beginning at the intersection of the North line of Coal Hill Road and the West line of W. F. Ritter's tract of land N.13 deg. 45 min. W. 1891 ft. to a stake with three pointers; then severing the lands of Glass S. 89 deg. 22 min. W. 816 ft., to the center of Wildcat Hollow Branch; then seven bearings with the center meandering line of said branch, averaging as follows: S. 13 deg. 25 min. E., 123 feet to a point; S. 17 deg. 30 min. E., 400 ft. to a point; S. 15 deg. 10 min. E., 327 ft., to a point; S. 26 deg. 30 min. W., 230 ft. to a point; S. 5 deg. 15 min. W., 160 ft., to a point; S. 29 deg. 05 min. W., 162 ft. to a point; S. 4 deg. E., 217 ft., to a point; then leaving said branch S. 24 deg. E., 66 ft. to a stone in J. Humphrey's corner; then S. 58 deg. 45 min. E., 157 ft. to a stone another J. Humphrey corner; then S. 10 deg. W., 102 ft., 6 in., to an iron stake in C. Humphrey's corner; then East 104 ft. 6 in. to a stake, another C. Humphrey corner; then S. 4 deg. 11 min E., 203 ft., to the Coal Hill Road line; then five bearings with said meandering road line, averaging as follows: S. 66 deg. 30 min. E., 120 ft. to a point; then S. 81 deg. E., 84 ft. to a point; then N. 69 deg. E., 372 ft to a point; then N. 78 deg. E., 270 ft., to a point; then N. 63 deg. E., 142 ft., 9 in., to the beginning, containing 41 acres, more or less, and being the same property conveyed to Sanford Humphreys and

Sanford
Paul
Humphreys
et ux
to
Meredith J.
Sheldon
et ux



S-5
405

, Anna Jane Humphreys, by warranty deed dated April 5, 1949, executed by Monnie E. Humphreys, widow, and recorded on April, 5 1949, in Deed Book, W, Volume 4, page 531, Office of the Register for Morgan County, Tennessee. Reference is also here made to deed of correction and quitclaim executed by Jordon Franklin Humphreys et al to Sanford Humphreys et ux, dated October, 22, 1963, which instrument will be filed of record prior to or simultaneous with the recording of this instrument in said Register's Office.

TRACT 2: Beginning at a white oak tree, East 21 poles to a poplar tree, then North 19½ poles to a white oak tree, then West 13 poles to a hickory tree; then South 24 poles to the beginning corner, containing 3 acres, more or less, and being the same property conveyed to Sanford Paul Humphreys and wife, Anna Jane Humphreys, by warranty deed dated September 1, 1949, executed by Luther Finks, which deed has not yet been recorded, but which will be recorded prior to or simultaneous with the recording of this instrument, and being also the same property conveyed by Lonnie Christmas et ux by deed dated June 7, 1941, and recorded in Deed Book J, Volume 4, page 199, said Register's Office.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead and Dower therein. TO HAVE AND TO HOLD the said premises to the said parties of the second part, their heirs and assigns forever.

And the said parties of the first part for themselves and for their Heirs, Executors and Administrators do hereby covenant with the said parties of the second part their heirs and assigns that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, that said premises are free from all incumbrances and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of

Sanford Paul Humphreys (L.S.)
SANFORD PAUL HUMPHREYS, grantor herein certifies that he is the same person as Sanford Humphreys grantee in deed of record in Deed Book W-4, page 531, Morgan County Register's Office.

Anna Jane Humphreys (L.S.)
Anna Jane Humphreys

STATE OF TENNESSEE }
COUNTY OF ROANE } ss.

Personally appeared before me, M. R. Howard, a Notary Public of said County and State, the within named bargainors, Sanford Paul Humphreys and wife, Anna Jane Humphreys, 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 16th day of November, A.D. 1963.

(SEAL)

M. R. Howard
Notary Public.

My Commission Expires 1-15-64

State of Tennessee } Received for record November 20th 1963
Morgan County } at 9:22 A.M. Entered in note book "I"
page "H" and recorded in deed book 8-5 Vol.
pages 405-406
Witness my hand this November 23rd 1963
CH. Saffell
Register.