

Avenue; thence along the Eastern side of Groce Avenue North 29-13 East forty-five (45) feet to the place of beginning.

This is the same lot of land conveyed to W. Rudolph Shives by deed of Martha G. Shives, dated January 25, 1949, and recorded in Deed Book 371 at page 320.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Mrs. Elizabeth B. Ricketts, her Heirs and Assigns forever. And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Mrs. Elizabeth B. Ricketts, her

Heirs and Assigns, from and against myself and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.