

THIS DEED, Made this 25th day of April 1950 by and between Willie C. Smith, widow, party of the first part, and John C. Caldwell, party of the second part.

W I T N E S S E T H:

That for and in consideration of the sum of \$250.00 cash in hand paid by the said Grantee unto the said Grantor, upon the delivery of this writing, the receipt of which is hereby acknowledged, the said party of the first part has sold and by this writing does bargain, sell, grant and convey with covenants of General Warranty of Title with improvements and appurtenances thereto belonging, all of the following-described real estate unto the said party of the second part, to-wit:

All of that certain lot and parcel of land containing approximately  $1\frac{1}{2}$  acres and lying just East of the Town of Appomattox and being in the Southside District of Appomattox County, Virginia, and being adjoined by the lands of Gilbert Dinkins and other lands of the party of the first part and being on the Northwest Side of an outlet road called the Ball Park Outlet right-of-way and being more particularly described as follows: Beginning in J.G. Dinkins line at Cor. (1); thence N  $10^{\circ}$ E 208.6' to an iron at Cor. (2); thence a new line N  $89^{\circ}55'$  W 370' passing through a Poplar Brg. Tree on bank of small branch to center of said branch at Cor. (3); thence with branch to point in same at a Maple Brg. Tree, marked as Dinkins corner, S  $40^{\circ}50'$  W 174' to Cor. (4); thence S  $87^{\circ}00'$ E 200' to iron at Cor. (5); thence S  $73^{\circ}00'$ E 263.2' to the point or beginning. And being a part of the real estate that was willed unto the said Willie C. Smith by L. E. Smith her husband, and being part of the old John D. Abbitt estate.

To have and to hold unto the said Grantee in fee simple forever with this expressed reservation, however, there is retained by the said party of the first part the full and free right to use the above-mentioned ball park outlet easement and the said Grantee having the same right to use the same outlet easement.

The said party of the first part covenants that she is the owner of the above-described real estate; that she has the right to convey the same; that she has done no act to encumber the said real estate; that the Grantee shall have quiet and peaceful possession of the same, free of all encumbrances and that she will