

-1704

WHOLE AMOUNT SECURED BY THIS VENDOR'S LIEN HEREIN RESERVED HAVING BEEN FULLY PAID.

THE SAME IS HEREBY RELEASED, THIS 20<sup>th</sup> DAY OF December 1979

H. R. Callaway, Vice Callaway and Wilson Barber  
By: Wilson Barber

ATTEST: Mary Jane Wiper  
See Record of Deeds Page # 4

75  
I HEREBY CERTIFY THAT THE Notes (2) FOR \$23,343.75 EACH SECURED BY THIS VENDOR'S LIEN

HEREIN RESERVED HAS BEEN EXHIBITED TO ME CANCELLED, THIS 20 DAY OF December 1979

ATTEST: Mary Jane Wiper

THIS DEED, made this the 25th day of October, in the year One thousand Nine Hundred Seventy Nine, BY and BETWEEN H. R. CALLAWAY and ALICE B. CALLAWAY, his wife, and WILSON BARBER and MARY VIRGINIA BARBER, his wife, the herein described as the GRANTORS, party of the first; and JAMES A. BOYD and KAREN C. BOYD, his wife, the herein described as the GRANTEES, parties of the second part.

W I T N E S S E T H :

That for and in the consideration of the sum of SIXTY TWO THOUSAND and TWO HUNDRED and FIFTY DOLLARS (\$62,250.00), of said sum the sum of (\$15,562.50) cash in hand paid, receipt of the same being hereby acknowledged, and the balance of unpaid purchase money of FORTY SIX THOUSAND and SIX HUNDRED and EIGHTY SEVEN DOLLARS and FIFTY CENTS (\$46,687.50) evidenced by two separate notes of even date each in the sum of \$23,343.75, executed by the Grantees, one payable to H. R. Callaway and Alice B. Callaway and one payable to Wilson Barber, which notes bear interest from date at Nine Per Centum (9%), per annum, payable annually, which notes shall be payable in four equal annual installments of the sum of \$5,835.94 each per year, Plus interest on the unpaid balance, said payments to begin September 30, 1980, and a like installment on the 30th day of September every year thereafter, and a final installment on September 30, 1983, and subject to all upon default in the payment of one installment herein called for at the option of the holders, and a VENDOR'S LIEN is hereby expressly retained to secure said notes and unpaid purchase money; the said Grantors do grant unto the said Grantees, in fee simple, with GENERAL WARRANTY OF TITLE AS TENANTS BY THE ENTIRETIES WITH RIGHT OF SURVIVORSHIP AS AT COMMON LAW, the following tract of parcel of land, lying and being in the County of Wythe, Fort Chiswell Magisterial District, State of Virginia, bounded and described as follows, to-wit:

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BEGINNING at a point at the intersection of the center line of State Route 609 and State Route 618, thence with the centerline of State Route 609, N. 01° 52' E. 160.58 feet to a point, thence continuing with said centerline N. 14° 23' E. 182.05 feet to a point, thence continuing with said centerline, N. 04° 55' W. 340.75 feet to a point, thence continuing with said centerline N 18° 59' W. 203.41 feet to a point, thence continuing with said centerline N. 10° 09' W. 107.15 feet to a point, thence leaving said centerline and with the division line between the real property conveyed hereby and the real property now or formerly owned by Curtis Peake, N. 67° 45' E. 237.44 feet to an iron pin, thence continuing with said division line, N. 58° 08' E. 96.80 feet to a post thence continuing with said division line N. 49° 47' E. 207.90 feet to a post, thence with said division line N. 00° 41' E. 711.71 feet to an iron pin, thence N. 59° 26' E. 1510.07 feet to an iron pin, thence N. 59° 17' E. 778.31 feet to a 24 inch locust, thence S. 76° 57' E. 398.52 feet to a post thence S. 25° 32' E. 1580.56 feet to a post, thence with the division line between the real property conveyed hereby and the real property now or formerly owned by Howard Crockett S. 64° 25' W. 1328.47 feet to an iron pin, thence continuing with said division line S. 08° 25' E. 194.80 feet to a point in the centerline of State Route 618, thence with said centerline N. 67° 22' W. 116.73 feet to a point, thence continuing with said centerline N. 81° 41' W. 104.43 feet to a point, thence continuing with said centerline S. 77° 36' W. 136.58 feet to a point, thence continuing with said centerline S. 69° 36' W. 410.05 feet to a point thence continuing with said centerline S. 59° 13' W. 154.08 feet to a point, thence continuing with said centerline S. 45° 13' W. 311.67 feet to a point thence continuing with said centerline S. 35° 01' W.

138.08 feet to a point, thence S. 09° 33' W. 242.58 feet to an iron pin by Scott in the eastern boundary line of State Route 618, thence S. 16° 28' W. 270.37 feet to an iron pin by Scott, in the northern bank of New River thence with the northern bank of New River N. 79° 18' W. 515.58 feet to an iron pin, thence with the northern bank of New River S. 86° 32' W. 445.06 feet to a 24 inch ash in the northern bank of New River, thence N. 04° 24' W. 109.85 feet to a point in the centerline of State Route 618, thence with said centerline S. 86° 49' W. 24.00 feet to the point of beginning, containing 135.41 acres, more or less, however this is a conveyance in gross and by the boundary and not by the acre being Parcels 1, 2, 3, 4, 5, and 6 all as shown on that map on plat bearing the following legend:

WYTHE COUNTY, VIRGINIA  
Fort Chiswell Magisterial District  
Property of:  
H. R. Callaway, et. al.  
Surveyed by: H. L. Louthen, C.L.S. No. 754  
Date: September, 1979

BEING part of tract no. 1, parcel 1, all of tract 1, parcel 2, part of tract 2 - tract 1, all of tract 2 - tract 2, and all of tract 2 - tract 3 as shown in that deed dated December 29, 1972, recorded in the Clerk's Office of the Circuit Court of Wythe County in Deed Book 223, page 346, from Bob L. Middleton, et. ux. to H. R. Callaway, et. al., and further being that real property which was conveyed from Robert K. Dyer, et. al. to H. R. Callaway, et. al. by deed dated May 17, 1977, recorded in said Clerk's Office, Deed Book 260, page 547 and further being the same real property which was conveyed from A. Willard Lester, Special Commissioner to H. R. Callaway, et. al., by deed dated November 24, 1978, recorded in said Clerk's Office in Deed Book 268, page 182.

Real estate taxes for the year 1979 shall be prorated between the Grantors and Grantees hereto as of the date of the delivery of this deed.

Possession of the property hereby conveyed is delivered to the Grantees with delivery of this deed.

Grantors covenant that they have the right to convey this property to the Grantees in fee simple, that they shall have quiet possession of same free of encumbrances, that they have done no other act to encumber the same, and that they will execute such further assurances of title that they may be required on the part of the Grantors to perfect the title to the site.

WITNESS the following signatures and seals:

*H. R. Callaway* (SEAL)  
H. R. CALLAWAY

*Alice B. Callaway* (SEAL)  
ALICE B. CALLAWAY

*Wilson Barber* (SEAL)  
WILSON BARBER

*Mary Virginia Barber* (SEAL)  
MARY VIRGINIA BARBER

STATE OF NORTH CAROLINA,  
COUNTY OF FORSYTH.

I, *Jammy Wood*, a Notary Public  
in and for the County of Forsyth, State of North Carolina,  
do certify that H. R. CALLAWAY and ALICE B. CALLAWAY, his wife,  
whose names are signed to the foregoing writing bearing the  
date of the Twenty Fifth day of October, 1979, personally appeared  
before me in my county and acknowledged the same.

Given under my hand this *29* day of *October*, 1979.  
My commission expires:

*Jammy Wood*  
NOTARY PUBLIC

STATE OF NORTH CAROLINA,  
COUNTY OF SURRY.

I, *William Wilkerson*, a Notary Public,

in and for the County of Surry, State of North Carolina,  
do certify that WILSON BARBER and MARY VIRGINIA BARBER, his  
wife, whose names are signed to the foregoing writing bearing  
the date of the Twenty Fifth day of October, 1979, personally  
appeared before me in my county and acknowledged the same.

Given under my hand this *26* day of *October*, 1979.  
My commission expires:

*William Wilkerson*  
NOTARY PUBLIC



VIRGINIA: IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF WYTHE COUNTY  
AT *1:45 P.M.* THE FOREGOING WRITING WAS THIS DAY PRESENTED IN THE SAID OFFICE AND, WITH  
CERTIFICATE ANNEXED, ADMITTED TO RECORD, AFTER PAYMENT OF \$ *2.50* TAX IMPOSED BY  
58-54b. TESTE: *Tracy Lee Wilson* CLERK