DAVIDSON COUNTY WARRANTY DEED

Book No. 1174

NUMBER 52669 RECORDED JAN. 18, 1941

HORACE G. HILL, JR.,

TO WARRANTY DEED

H. G. HILL REALTY COMPANY.

FOR AND IN CONSIDERATION OF THE SUM OF TWENTY-NINE THOUSAND, EIGHT HUNDRED AND SEVENTY-THREE AND 12/100 ($29,873.12) DOLLARS, CASH IN HAND PAID BY THE H. G. HILL REALTY COMPANY, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, HORACE G. HILL, JR., AN UNMARRIED MAN, HAVE BARGAINED AND SOLD AND DO BY THESE PRESENTS TRANSFER AND CONVEY UNTO H. G. HILL REALTY COMPANY, ITS SUCCESSORS AND ASSIGNS, THE FOLLOWING DESCRIBED PROPERTY, SITUATED IN DAVIDSON COUNTY, TENNESSEE, TO-WIT:

TWO TRACTS OF LAND IN THE 8TH, FORMERLY THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEING PARTS OF LOTS NOS. 1, 2, 3, 4 AND 5 ON THE MAP OF THE FIRST SUBDIVISION OF WEST MEADE, AS OF RECORD IN BOOK 421, PAGES 156 AND 157, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED TOGETHER, ACCORDING TO A SURVEY MADE APRIL 13, 1940, BY Z. J. WILKINSON, SURVEYOR, AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF DAVIDSON ROAD AND THE WESTERLY MARGIN OF THE HARDING PIKE (AS CHANGED) OR STATE HIGHWAY NO. 1; AND RUNNING THENCE NORTH 82 DEG. 15' WEST WITH THE CENTER OF DAVIDSON ROAD, 2379.7 FEET; THENCE SOUTH 7 DEGREES 15' WEST WITH THE FENCE LINE 1550 FEET; THENCE SOUTH 27 DEGREES 15' WEST WITH THE FENCE LINE, 1381 FEET; THENCE SOUTH 54 DEGREES 55' EAST WITH THE FENCE LINE, 1726 FEET TO A POINT ON THE WESTERLY MARGIN OF THE HARDING PIKE, (AS CHANGED) OR STATE HIGHWAY NO. 1; THENCE WITH THE WESTERLY MARGIN OF OF SAID HIGHWAY NORTH 32 DEGREES 15' EAST 773.4 FEET, NORTH 31-1/4 DEGREES EAST 100 FEET, NORTH 29-1/4 DEGREES EAST 100 FEET, NORTH 27-1/4 DEGREES EAST 100 FEET; NORTH 25-1/4 DEGREES EAST 100 FEET, NORTH 23-1/4 DEGREES EAST 100 FEET, NORTH 21-1/4 DEGREES EAST 100 FEET, NORTH 19-1/4 DEGREES EAST 100 FEET, NORTH 17-1/4 DEGREES EAST 100 FEET, NORTH 16-1/4 DEGREES EAST 55 FEET, NORTH 15 DEGREES 30' EAST 706 FEET, NORTH 17 DEGREES EAST 100 FEET, NORTH 21 DEGREES EAST 100 FEET, NORTH 25 DEGREES EAST 100 FEET, NORTH 29 DEGREES EAST 100 FEET, NORTH 33 DEGREES 30' EAST 125 FEET AND NORTH 35 DEGREES EAST 1008 FEET TO THE BEGINNING, CONTAINING 143.47 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THEREFROM IS THE RIGHT OF WAY OF THE NASHVILLE CHATTANOOGA & ST. LOUIS RAILWAY, CONTAINING 5.23 ACRES, ALSO THE DEDICATED RIGHTS OF WAY FOR TWO ROADS, ONE CONTAINING 2.19 ACRES, AND THE OTHER 4.40 ACRES, ALL AS SET FORTH AND DESCRIBED IN THE DEED FROM HARDING A. JACKSON, ET AL, TRUSTEES, TO WALTER KEITH, OF RECORD IN BOOK 565, PAGES 523, AND 524, REGISTER'S OFFICE FOR SAID COUNTY, LEAVING A NET ACREAGE FREE FROM AND UNINCUMBERED BY SAID RIGHTS OF WAY, AGGREGATING 131.65 ACRES.

BEING ALL OF SAID LOTS NOS. 1, 2, 3, 4 AND 5 CONVEYED TO WALTER KEITH BY DEED FROM HARDING A. JACKSON AND OTHERS, TRUSTEES, UNDER THE WILL OF MARY E. JACKSON, DECEASED, OF RECORD IN BOOK 565, PAGES 523, AND 524, SAID REGISTER'S OFFICE, EXCEPT SUCH PARTS THEREOF CONDEMNED FOR THE USE OF DAVIDSON COUNTY FOR THE STATE OF TENNESSEE FOR A RIGHT OF WAY FOR STATE HIGHWAY NO. 1.

DAVIDSON COUNTY WARRANTY DEED

Book No. 1174

BARRETT, MARSHALL & BINKLEY CO., NASHVILLE

BEING THE SAME PROPERTY CONVEYED TO HORACE G. HILL, JR., BY NASHVILLE TRUST COMPANY, ADMINISTRATOR WITH THE WILL ANNEXED OF WALTER KEITH, DECEASED, AND C. A. CRAIG, EXECUTOR OF WALTER KEITH, DECEASED, BY DEED OF RECORD IN BOOK 1118, PAGE 664, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, AND BY ORDER AND DIRECTION OF THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE, CONTAINED IN DECREE OF RECORD IN MINUTE BOOK 147, PAGE 482, OF THE RECORDS OF SAID COURT.

TO HAVE AND TO HOLD SAID PROPERTY WITH ALL RIGHT, TITLE, APPURTENANCES AND HEREDITAMENTS THERETO PERTAINING TO THE SAID H. G. HILL REALTY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOREVER.

AND I DO COVENANT WITH THE SAID H. G. HILL REALTY COMPANY, THAT I AM LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE; HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED.

AND I, HORACE G. HILL, JR. DO FURTHER COVENANT AND BIND MYSELF, MY HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID H. G. HILL REALTY COMPANY, ITS SUCCESSORS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

I, HORACE G. HILL, JR. DO FURTHER HEREBY TRANSFER, ASSIGN AND CONVEY UNTO H. G. HILL REALTY COMPANY, BUT WITHOUT RECOURSE ON ME IN ANY EVENT WHATSOEVER, ALL THE WATER RIGHTS AND WATER TAPS HELD BY WALTER KEITH UNDER AN INSTRUMENT OF RECORD IN BOOK 564, PAGE 134, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, UNDER CONTRACT BETWEEN H. A. JACKSON, M. G. BUCKNER AND HILL MCALISTER, TRUSTEES UNDER THE WILL OF MARY E. JACKSON, DECEASED, AND WALTER KEITH, AS FULLY SET FORTH IN SAID CONTRACT, DATED MAY 21, 1920, AND SUBJECT TO THE LIMITATIONS THEREIN SET OUT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 9TH DAY OF JANUARY, 1941.

HORACE G. HILL, JR.

STATE OF TENNESSEE,

COUNTY OF DAVIDSON.

PERSONALLY APPEARED BEFORE ME, W. M. LASSITER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED HORACE G. HILL, JR., AN UNMARRIED MAN, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 9 DAY OF JANUARY 1941.

(SEAL) W. M. LASSITER,
NOTARY PUBLIC.

MY COM. EXPIRES JAN. 7 - 1945.

U.S.R.S. $33.00.

RECEIVED JAN. 17, 1941, AT 1:15 P.M.

FH