K 1425

Warranty Deed

NOTICE: This instrument must
(1) Carry U. S. I. Rev. Stamps for the total of cash plus the sum of new lien created. Present rate is 55c for each $500 or fraction thereof;
(2) be presented at County Tax Assessor's Office for transfer on tax books;
(3) be presented at County Court Clerk's Office and State Transfer Tax be paid. Present rate 15c for each $100 of total consideration plus 15c Clerk's Fee;
(4) be filed for record in County Register's Office. Recording Fee, $1.50 including one acknowledgment. Each additional acknowledgment add 25c.

The above is not part of instrument and is not to be recorded.

TENNESSEE TITLE COMPANY

For and in Consideration of the conveyance to us by John W. Menees of his interest in certain other property and pursuant to a partition agreement by the heirs of Henry T. Menees, deceased, with the exception of Thomas Menees, who has previously conveyed his interest in said property to Henry C. Menees and John W. Menees, by deed of record in Book 1303, Page 277, of the Register's Office of Davidson County, Tennessee, we, Ed S. Menees, Bruce W. Menees, Nannie Menees Cummings, Henry C. Menees and James G. Menees, all the remaining heirs of law of the said Henry T. Menees, deceased,

have bargained and sold, and by these presents do transfer and convey unto the said John W. Menees his heirs and assigns, ALL our right, title and interest in and into the following described property:

A tract of Land in the 11th, formerly 19th, District of Davidson County, Tennessee, being Lot No. 7 on the Map of the Lands of John Menees of record in Minute Book "M", page 285 of the County Court, and described according to a copy of a survey thereof made by Anderson and Gee, Surveyors, as follows:
Beginning at a 24-inch black gum tree at the common corners of Lots Nos. 6 and 7 of said plan in the west line of the lands of Warren, said point being south 56° 40' west 1188 feet from the center line of Neely's Bend Road; thence with the dividing line between said tracts north 33° west 1231 feet to a nail in a stump in a fence line in the south line of the lands of Morton; thence along Morton's south line and along the north line of Tract 7, south 53° 40' west 606 feet; thence south 76° west 1072 feet, more or less, to the low water mark of the Cumberland River; thence with said river south 19° east 1600 feet, more or less, to the southwest corner of Lot No. 7 in Warren's line; thence with his line North 56° 40' east 2005 feet, more or less, to the point of beginning, containing 55.7 acres, more or less.

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