K 1425

WARRANTY DEED

For and in consideration of the sum of One ($1.00) Dollar paid cash in hand to the undersigned, J. T. Rogers and T. H. Phelan, by Rogers Manufacturing Company, Inc., a Tennessee Corporation, and for other good and sufficient considerations, receipt of which are acknowledged, we, the said J. T. Rogers and T. H. Phelan, have bargained and sold, and by these presents do transfer and convey unto the said Rogers Manufacturing Company, Inc., its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, being a part of the Garth property, and described according to a copy of a survey made January 14, 1946 by E. R. Southgate, Surveyor, as follows:

Beginning at a point in the westerly margin of the N. C. & St. L. Branch Railroad right-of-way, now abandoned, at a post and stake; being the northeast corner of the property conveyed to Nathan A. Carter, Sr., et als., doing business as Carter Manufacturing Company by deed from Stella Mai P'Pool and husband, et al., of record in Book 1334, page 21, Register's Office for said County; thence along the north line of said Carter Manufacturing Company property north 68° west 534 feet 6 inches, to a point in the easterly margin of Transit Avenue as established and located on said survey by E. R. Southgate; thence with the easterly margin of said Transit Avenue, around a slight curve, northerly 146 feet 6½ inches to a stake; thence south 89° east 472 feet 6 inches to a stake; thence south 27° east 300 feet to the margin of said railroad right-of-way; thence with the margin of the same south 62° 30' west 150 feet to the point of beginning, containing 3.18 acres.

Being part of the property conveyed to Third National Bank Trustee, by deed from Stella Mai P'Pool and husband, of record in Book 1207, page 590, said Register's Office.

And being the same tract of land conveyed to the said J. T. Rogers and T. H. Phelan by deed of the Third National Bank in Nashville, Trustee, of record in Book 1357, page 259, Register's Office for Davidson County, Tennessee.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Rogers Manufacturing Company, Inc., its successors and assigns forever.



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