K 1491

Warranty Deed
95859
James E. Malone et ux
to
Metal Products Co.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
this 3rd day
of July 1947
at 3:45 P.M.
Noted
Recorded
Recorded
FEE
By

FOR AND IN CONSIDERATION of the sum of THIRTY-FIVE HUNDRED ($3500.00) DOLLARS cash in hand paid by Metal Products Company, the receipt of which is hereby acknowledged, we, JAMES E. MALONE AND WIFE, SARA MALONE, have bargained and sold, and by these presents do transfer and convey unto the said METAL PRODUCTS COMPANY, a corporation organized and existing under the laws of the State of Tennessee, with its principal office in the City of Nashville, Davidson County, Tennessee, its successors and assigns, a certain tract or parcel of land in the 6th, formerly 11th, Civil District of Davidson County, Tennessee, described as follows, to-wit:

Being part of Tract No. 1 on the Lands of W. W. Berry, as of record in Book 421, page 26, Register's Office for said County, and described according to a survey made by W. W. Turner Company, Engineers, June 3, 1947, as follows:

Beginning at a point in the north margin of Craighead Avenue, which point is 326 feet west of the westerly margin of Bransford Avenue, at an iron pin; thence north 3° 23' west 428.6 feet to an iron pin south of the bank of Browns Creek; thence up Browns Creek, south 61°37' west 200 feet to an iron pin; thence south 22° 37' west 223 feet to an iron pin; thence south 6° 26' west 120.8 feet to an iron pin in the north margin of Craighead Avenue, said point being 9' feet east of the easterly abutment of a bridge across Browns Creek, as measured along the north margin of Craighead Avenue; thence with the margin of said Avenue, south 84° 49' east 28 feet to a stake, and south 87° 53' east 272 feet to the point of beginning, containing 2.1 acres more or less.

There is likewise granted and conveyed to Metal Products Company an easement for a travelway 25 feet in width running from the northeast corner of the above tract to Bransford Avenue, and more particularly described as follows:

Beginning at an iron pin at the northeast corner of the above tract of 2.1 acres, and running thence north 40° east to the westerly margin of Bransford Avenue; thence with the margin of the same southerly 25 feet to a point; thence south 40° west to a point in the easterly line of said 2.1 acre tract 25 feet south of the iron pin at the beginning point; thence with the easterly line of said 2.1 acre tract north 3° 23' west 25 feet to the beginning.

This easement for a travelway being shown on the plan of W. W. Turner Company, Engineers, dated June 3, 1947, a photostatic copy of which is attached hereto as Exhibit "A" and incorporated herein as a part of this deed.

It is distinctly understood and agreed, however, that said easement for a travelway is not for the exclusive use of Metal Products Company, but is for the joint use and benefit of Metal Products Company and the said James E. Malone, his heirs and assigns, and the successors of Metal Products Company, the said James E. Malone reserving for his use, his heirs and assigns, the joint right to use said travelway in common with Metal Products Company and its successors.

Said tract of 2.1 acres, more or less, above described and said easement for travelway are part of the property conveyed to James E. Malone by deed from the United States of America, of record in Book 1393, page 393, Register's Office for said County.

It is further understood and agreed that said property is conveyed to Metal Products Company by James E. Malone and Wife, Sara Malone, subject to any rights or easements (if any) for sewer lines or telephone lines which may be in or on the property.

G 228