108963

WARRANTY DEED

FROM

Leland M. Hinson et ux.

TO

Johney M. Groves et ux.

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave., North
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 26 day of AUG 1947 at 12:26 o'clock P.M.
Noted in Book No. 1467 Page 467
Recorded in Book ... Page ...
Record's Fee ... 1.50
FELIX Z. WHITWORTH, Register
By ... D.C.

50

Form 103

WARRANTY DEED — J. R. WEST FORM — THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of

Eighteen Thousand ($18,000.00) and no/100 ---------- DOLLARS

cash in hand paid by Johney M. Groves and wife, Olivia Groves, the receipt of which is hereby acknowledged.

We, Leland M. Hinson and wife, Martha V. Hinson and Bertha Lee Earhart

have bargained and sold, and by these presents do transfer and convey unto the said Johney M. Groves and wife, Olivia Groves, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 9th, formerly the 14th, Civil District of said County, described according to a survey made by Watkins and Murray, Surveyors, January, 1947 as follows: Beginning at an old oak snag on the north bank of the South Harpeth River, said point being the northeast corner of a 1.62 acre tract of land conveyed to Johnson Linton Allen, Trustee, by deed from Bettie Linton Allen, of record in book 1467, page 626, Register's Office for said County; thence with the eastern boundary line of said 1.62 acre tract, south 32° 30' west 265 feet to a point, south 55° west 150 feet to a point; thence with the western boundary line of said 1.62 acre tract, north 19° west to the center of the Old Harding Road, and continuing in the same direction and with the center of said Road, in all 220.8 feet to the southeast corner of a 1.26 acre tract of land conveyed to Johnson Linton Allen by deed from Bettie Linton Allen, of record in book 1467, page 602, said Register's Office; thence with the southern boundary line of said 1.26 acre tract, north 85° 30' west 490 feet to the southwest corner of said 1.26 acre tract; thence with the western boundary line of said 1.26 acre tract, north 4° 30' east 118.2 feet to a point in the southern boundary line of a tract of land owned by T. Allison; thence with T. Allison's southern boundary line, north 86° west 794.7 feet, more or less, to a point, north 66° west 738.1 feet to a point, south 2° west 1531.5 feet to a point, north 89° west 2890.9 feet to a point, south 1° 30' west 2397.5 feet to a point, north 87° 30' west 1346.8 feet to a point, south 2° west 1052.7 feet to a point in the northern boundary line of a tract of land owned by Emory Linton; thence with Linton's northern boundary line, south 87° 30' east 2640 feet to a point in the western boundary line of a tract of land owned by H. O. King; thence with King's western boundary line, north 2° east 2035.2 feet to a point; thence south 83° east 1179.8 feet to a point; thence north 32° east 636.9 feet to a point; thence north 69° east 1065 feet to a point; thence south 89° 15' east crossing the said South Harpeth River and the Old Harding Road, in all 810 feet to a point on the easterly margin of said Old Harding Road; thence with the northern boundary line of a tract of land owned by Mrs. Jim Fipps, south 89° east 2853 feet to a point in the western boun-