K 1538

3733

WARRANTY DEED

FROM

Rufus K. Gann et ux.

TO

R. G. Flatt et ux.

The Guaranty Title Co.

Titles Guaranteed

Abstracts of Titles

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of OCT 1947 A.D. at 2:07 o'clock P.M.
Noted in Book 68 Page 120
Recorded in Book ... Page ...
Recording Fee $.75
FELIX ROBERTSON, Register
By ... D.C.

Form 103

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

For and in Consideration of the sum of One ($1.00) and no/100 ---------- DOLLARS cash in hand paid by R. G. Flatt and wife, Rutelia Flatt, & A.H.Flatt & wife, Claire Flatt, the receipt of which is hereby acknowledged.

We, Rufus K. Gann and wife, Susie B. Gann have bargained and sold, and by these presents do transfer and convey unto the said R. G. Flatt and wife, Rutelia Flatt, and A. H. Flatt and wife, Claire Flatt, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being in the 13th, formerly the 23rd, Civil District of said County, and bounded and described as follows:
Beginning at a point in the center of Hamilton Road 682.2 feet northeast of the intersection of said Hamilton Road and Hydes Ferry Pike; thence with the center of said Hamilton Road north 33½° east 442 feet to an iron pin; thence leaving said Road and running north 57½° west 617⅓ feet to a stake; thence south 33½° west 446 feet to a point 10 feet east of Bond's line; and running thence south 41½° east, parallel with Bond's line, 340 feet to a point, being the southwest corner of a small tract conveyed to J. E. Andrews by deed of record in book 898, page 102, Register's Office for said County; thence northeasterly with said Andrews' west line 95 feet to a point; thence southeasterly with said Andrews' north line 300 feet to the point of beginning.

The purpose of this deed of correction is to correct the description on property that Rufus K. Gann and wife sold to Joe Walkup, of record in book 1157, page 290, whereas Joe Walkup sold the same property using the same description that Rufus K. Gann and wife made to him in his deed when he conveyed this property to R. G. Flatt and wife, Rutelia Flatt, & A.H.Flatt & Wf Claire Flatt, as of record in book 1169, page 164, said Register's Office, whereas it was not the intention of Rufus K. Gann and wife to convey all the land described in deed to Walkup and therefore it could not have been the intention of said Walkup to convey to R. G.Flatt et. al,the description conveyed in 1169, page 164, but it was the intention of Rufus Gann and wife and also Walkup to convey only the property that is contained in this description, whereas the said R. G. Flatt and wife, Rutelia Flatt ~~sign and acknowledge the within deed of correction as their ratification of same~~ and A. H. Flatt and wife, Claire Flatt sign and acknowledge the within deed of correction as their ratification of same.

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