1577

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ ______________

[illegible] 00/100 ($10.00) - DOLLARS

[illegible] in hand paid by Ewing A. Tune and wife, Sara K. Tune, and for other good and valuable considerations, the receipt of which is hereby acknowledged, we, Grady Proctor and wife, Margaret Agnes Proctor,

have bargained and sold, and by these presents do transfer and convey unto the said EWING A. TUNE AND WIFE, SARA K. TUNE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 14th Civil District of said County, and described according to a survey made by Lewis D. Justice, Surveyor, March 8, 1948, as follows: Beginning at a stake on the southerly margin of Highway No. 112, at the northwest corner of a tract marked Proctor Service Station on said survey; thence along the west line of the Service Station lot, South 36° 14' West 503 feet to a stake in Alessio's northerly line; thence along Alessio's northerly line, North 87° 45' West 1286 feet to a point in an inner corner of a Road; thence along the easterly margin of said Road North 2° 30' East 10 feet; thence leaving the road and along Pete Colorigh's southerly line, South 87° 45' East 534 feet to a stake, Colorigh's south-east corner; thence along his east line, North 2° 35' East 776 feet to a stake; thence North 70° East 104 feet to a stake; thence North 65° 20' East 254 feet to a stake in the southerly margin of Highway No. 112; thence easterly, along the southerly margin of said Highway, 464.5 feet to a stake, and continuing South 53° 46' East 418.7 feet to a stake, the point of beginning, and containing 17.07 acres more or less.

Being part of the property conveyed to Grady Proctor and wife, Margaret Agnes Proctor by deed from Roy Haskin and wife, of record in Book 1283, page 454, Register's Office for said County, and the same property conveyed to Grady Proctor by deed from Pete Colorigh and wife, of record in Book 1741, page 502, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ewing A. Tune and wife, Sara K. Tune, their heirs and assigns, forever.

And we do covenant with the said Ewing A. Tune and wife, Sara K. Tune that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Grady Proctor and wife, Margaret Agnes Proctor, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ewing A. Tune and wife, Sara K. Tune, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of March, 1948

Grady Proctor

Margaret Agnes Proctor

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, [illegible signature], a Notary Public in and for said County and State, the within named Grady Proctor and wife, Margaret Agnes Proctor

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11 day of March, 1948.

Commission expires [illegible]

[illegible signature]
Notary Public

115