K 1579

WARRANTY DEED

For and in consideration of the sum of

Four Thousand Five Hundred ($4,500.00) and no/100 - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Dave W. Sams and wife, Susan Nadine Sams, the receipt of which is hereby acknowledged.

We, Robert C. Hall and wife, Ruby L. Hall have bargained and sold, and by these presents do transfer and convey unto the said Dave W. Sams and wife, Susan Nadine Sams, 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 12th, Civil District of said County, described according to a survey made by Watkins and Murray, Surveyors, March 18, 1948, as follows:
Beginning on a flat rock on a north hillside, the southeast corner of the land herein described, being also the northeast corner of the Hampton Lands, also the southeast corner of the 6 acre tract of land conveyed by J. C. Stevens to John T. McCall by deed recorded in book 159, page 245, Register's Office for said County, said land being a part of the land herein described; thence north 86° 30' west 1199.5 feet to a walnut stump; thence south 3° west 52.5 feet; thence west 124.905 feet to an elm; thence south 66° west 904 feet to a red oak; thence south 51° west 464 feet to the center of Charlotte Pike; thence with the center of said Pike, north 60° west 82.5 feet; thence south 87° west 445.5 feet; thence north 53° west 231 feet; thence south 75° west 87.6 feet to the southeast corner of a 48-acre tract of land; thence north 26° east 2882.8 feet; thence south 70° east 246 feet to a hickory; thence north 61° east 264 feet to a stake; thence south 82° east 330 feet to an elm; thence south 67° east 660 feet to a walnut stump; thence north 75° east 353 feet to a black gum; thence south 25° east 396 feet to a point; thence south 38° east 561 feet to a point in a fence, the corner of J. P. Jordan's land and Stevens land; thence south 11° west 1266 feet to the beginning, containing 140.36 acres, more or less.
Being part of the property conveyed to Robert C. Hall and Ruby L. Hall by deed from Monroe Conditt, of record in book 1404, page 354, said Register's Office.
Subject to easement for roadway in book 236, page 275 and a family graveyard with right of ingress and egress in book 641, page 212, 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 Dave W. Sams and wife, Susan Nadine Sams, their heirs and assigns, forever.

And we do covenant with the said Dave W. Sams and wife, Susan Nadine Sams 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, except taxes for the year 1948, pro-rated.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Dave W. Sams and wife, Susan Nadine Sams, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 23rd day of March, 19 48.

Robert C. Hall
Ruby L. Hall.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, William B Marr, a Notary Public in and for said County and State, the within named Robert C. Hall and wife, Ruby L. Hall

the bargainer s 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 office, this 27 day of March, 19 48.

Commission expires Oct 8-1949

William B Marr
Notary Public

SM 10-47 F. & P. CO.

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