K 1627

WARRANTY DEED Published by Tenn[redacted]

For and in consideration of the sum of ($ 50.00)

Five Hundred and No/100 ---------- DOLLARS

which has been paid in cash by F.H. Gates and wife Olive P. Gates the receipt of which payment is hereby acknowledged I, H.A. Mitchener, Trustee pursuant to the power and authority vested in me by deed from Blanche Lebkuecher Hicks of record in book page in the Register's Office for Davidson County, Tennessee

have bargained and sold, and by these presents do transfer and convey unto the said F.H. Gates and wife Olive P. Gates their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Situated in the 3rd Civil District of Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the center line of Pumping Station Road 50 feet east wardly from a spike, McCord (Gates) corner; thence N 81° 30' E 100 feet with the center line of Pumping Station Road to a point; thence N 8° 30' W 160 feet more or less to the bank of the Cumberland River; thence S 52° W 110 feet more or less with the bank of the Cumberland River to a point; thence S 8° 30' E 116 feet more or less to the point of beginning.

According to a survey made by E.J. Wilkinson, Surveyor dated April 28, 1948.

Subject to an easement granted to Edwin E. Carlson and wife by deed dated May 4th, 1948 and of record in book page in the Register's Office for said County for the use of a stairway and the right of ingrees and egrees to said stairway from Pumping Station Road to the Cumberland River.

Being the same property conveyed to H.A. Mitchener, Trustee with full power to mortgage, sell or convey by deed from Blanche Lebkuecher Hicks of record in book page in the Register's Office for Davidson County, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said F.H. Gates and wife Olive P. Gates their heirs and assigns, forever.

And I do covenant with the said F.H. Gates and wife Olive P. Gates that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, H.A. Mitchener, Trustee and not otherwise do further covenant and bind myself, my successors heirs and representatives, to warrant and forever defend the title to the said land to the said F.H. Gates and wife Olive P. Gates their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this [illegible] day of June, 194[illegible].

H.A. Mitchener, Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named H.A. Mitchener

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this [illegible] day of [illegible], 194[illegible]

Commission expires [illegible]

Notary Public

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