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DEED

40696

from

E. I. DU PONT DE NEMOURS AND COMPANY

to

FRED PIPKIN and EUDA STEEN PIPKIN

DATED:

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record
Oct 20 day
A. D. 1948
9:00 o'clock A M.
in Deed Book 1185 Page 346
Fee $.20
WILSON, Register
By Dep. Reg.

FOR AND IN CONSIDERATION of the sum of
---SIX HUNDRED----------DOLLARS ($600.00),
receipt whereof is hereby acknowledged, E. I. du PONT de NEMOURS and COMPANY, a Delaware corporation, GRANTOR, has bargained and sold and by these presents does transfer and convey unto FRED PIPKIN and EUDA STEEN PIPKIN, his wife
GRANTEE(S), ~~his~~ (their) heirs and assigns, that certain tract or parcel of land in the Fourth Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 107 on the Plan of Section I, Rolling Green Subdivision, Village of Old Hickory, Fourth Civil District, Davidson County, Tenn., as shown on plan recorded August 21, 1948, in Book 1424, page 75, in Register's Office for Davidson County, Tenn.; fronting 80 feet on Fowler Street and containing 0.51 acres, more or less;

Subject to and/or reserving one 10-foot wide permanent easement for utilities (there are no utilities on this easement at the present time); and two special utility easements: one 5-foot wide for a sewer line, and one 5-foot wide for a water line; and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the GRANTOR. If special easements are abandoned for the purpose to which the same have been dedicated, all rights thereunder will terminate and such special easements may not be reused for a different or dissimilar purpose. All as shown on said recorded plan, which is made a part of this description by reference thereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), ~~his~~ (their) heirs and assigns, forever.

AND GRANTOR does hereby covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

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