177227 K 414

WARRANTY DEED

FROM

William M. Martin et ux.

TO

Louis G. Moncrief et ux.

The Guaranty Title Co.

Title Guaranteed

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for Record the 1st day of Nov. 1960,
at 1:58 P.M. and recorded in Book 3415 Page 196
Recording Fee $1.50

JAMES F. WILSON, Register

FORM 103 YOUTH & FRASER CO., NASHVILLE

$12.50

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

For and in Consideration of the sum of

One Thousand Two Hundred Fifty ($1,250.00) and no/100 - - - - - - - - - - - - DOLLARS

cash in hand paid by Louis G. Moncrief and wife, Mary Frances Moncrief, the receipt of which is hereby acknowledged.

We, William M. Martin and wife, Lucile Stephens Martin

have bargained and sold, and by these presents do transfer and convey unto the said Louis G. Moncrief and wife, Mary Frances Moncrief, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land lying and being in the 4th Civil District of said County, more particularly bounded and described as follows:
Beginning at an iron pin on the southerly margin of a 30-foot right-of-way, south 39° 14' west 1344.1 feet, more or less, from the center line of the Old Hickory Branch of the Tennessee Central Railroad tract, in Hadley's Bend of the Cumberland River, said point on the center line, being approximately 3½ miles northwesterly along said Railroad from the Lebanon Pike; thence along the southerly margin of said 30-foot right-of-way, north 50° 19' west 600 feet to a point, which is the point of beginning, said point being north 50° 19' west 100 feet from the northwest corner of the property conveyed to G. H. Sexton and wife, by deed from William M. Martin and wife, of record in book 1849, page 45, Register's Office for said County; thence southwardly 500 feet, more or less, to the northerly margin of an 18-foot right-of-way of Golden L. Lefevre; thence along the northerly margin of said private right-of-way, south 88° 45' west 100 feet; thence northwardly 580 feet, more or less, to the southerly margin of the previous mentioned 30-foot right-of-way, which is the right-of-way of this property; thence along the 30-foot right-of way south 50° 19' east 100 feet to the beginning.
Being part of the property conveyed to William M. Martin and wife, Lucile Stephens Martin by deed from Elvin D. MacArthur and wife, of record in book 1404, page 52, said Register's Office.

This conveyance is made subject to easement for a roadway or right-of-way from the land in question through lot 26 Blk. "A" in the subdivision of Life & Casualty Insurance Company's Subdivision out to the public road.