18698

WARRANTY DEED

FROM James M. Graham, et ux

TO J. R. Payne, et al.

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave., North
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day of NOV 1950
at 4 o'clock P.M.
Noted in Book 74 Page 24
Recorded in Book Page
Recording Fee $ 1.10
JAMES P. NELSON, Register
By Dpt. Reg.

FORM 103 FOSTER & PARKES CO., NASHVILLE

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

For and in Consideration of the sum of Four Thousand, Eight Hundred and Ninety and no/100 ($4,890.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged,

we, J. M. Graham and wife, Laura B. Graham have bargained and sold, and by these presents do transfer and convey unto the said J. R. Payne, C. R. Payne and R. D. Payne their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lot 89, Section "A", Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded July 16, 1948, in Book 1424, page 68 and on plat showing Revision of Easements recorded October 28, 1949 in Book 1762, page 558, in Register's Office for Davidson County, Tennessee, more particularly described as follows:

Starting with an iron pin at the southwest corner of Lot No. 89; thence North 1° 29' East 54.0 feet along western boundary of lot No. 89 to an iron pin which is the point of beginning; thence the following courses and distances:

1. North 1° 29' East 4.4 feet to a concrete monument; thence
2. In a northwesterly direction around a curve having a radius of 55.3 feet, 71.4 feet to an iron pin; thence
3. North 14° 55' East 74.8 feet to an iron pin; thence
4. South 83° 06' East 200.2 feet to an iron pin; thence
5. South 4° 41' East 77.8 feet to an iron pin; thence
6. South 81° 34' West 197.7 feet to an iron pin and the point of beginning, containing 0.50 acres, more or less;

Subject to and/or reserving one (1) permanent easement 10 feet wide for utilities and two (2) special easements, one (1) 10 feet wide for electric and/or telephone cable and one (1) 5 feet wide for sewer, together with all rights in connection with said easements, including the ingress and egress overthe property herein conveyed for servicing easements. If special easements are abandoned for the pruposes for which the same have been dedicated, all rights thereunder will