2024

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DEED
FROM

E. I. DU PONT DE NEMOURS AND COMPANY

TO

GEORGE W. FLATT AND
LULA W. FLATT

DATED:

FOR AND IN CONSIDERATION of the sum of

TWO THOUSAND FOUR HUNDRED AND EIGHTY-FIVE DOLLARS ($ 2,485.00)

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 GEORGE W. FLATT and LULA W. FLATT, his wife, tenants by the entireties,
GRANTEES, 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 a Part of Lot No. 164, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 68, in Register's Office for Davidson County, Tennessee; more particularly described as follows:

Beginning with an iron pin at the northwest corner of Lot no. 164, Section A, and running thence the following courses and distances: (1) In an easterly direction along a curve having a radius of 162.7 feet, 45.7 feet to an iron pin; thence (2) South 6° 53' East 69.9 feet to an iron pin; thence (3) South 87° 45' West 67.9 feet to an iron pin; thence (4) North 10° 45' East 71.4 feet to an iron pin and the point of beginning, containing 0.09 acres, more or less;

SUBJECT to and/or reserving two (2) special easements, one (1) 10 feet wide, more or less, for electric and/or telephone cable, and one (1) 5 feet wide, more or less, for sewer; 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 for 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 GRANTEES, their heirs and assigns, forever.

AND GRANTOR does hereby covenant with the said GRANTEES 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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