BK 2031

REC
OF
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and wife, Lucy E. Naylor
KNOW ALL MEN BY THESE PRESENTS, That I, Harry A. Naylor,/of Brownsville, Tennessee, for and in consideration of the sum of Seven Hundred ($700.00) Dollars, to me cash in hand paid, the receipt whereof is hereby acknowledged, have this day bargained and sold and do by these presents sell, transfer and convey unto VIRGINIA N. SMITH, her heirs and assigns, my one half undivided interest and all ofmy right, title, interest and estate in and to the following described lot or parcel of land, situated in Davidson County, Tennessee, and particularly described as follows, to wit:

Being the Easterly fifty feet of Lot No. 4 as shown on the plan of subdivision of Lot No. 1 in the subdivision of Lot No. 18 in O. B. Hayes plan of Large Lots called Rokeby as of record in Book 411, page 159, Register's Office of Davidson County, Tennessee.

Said Easterly fifty feet of said Lot is described as follows:

Beginning at a stake or point, the southwest corner of Lot No. 1, running thence with the Westerly line of Lots Nos. 1, 2 and 3 North 151 feet 10 inches to a point, the Northwest corner of Lot No. 3 in the Plan recorded in Book No. 411, page 159, Register's office of Davidson County, Tennessee; thence West 50 feet, with our present Northerly line; thence South 150 feet 10 inches to the Northerly margin of Edgehill Avenue; thence with the Northerly margin of Edgehill Avenue Easterly 50 feet to the point of beginning.

Being the Easterly part of the property conveyed to R. W. Cherry by deed from Mrs. Gertrude L. Didcoct recorded in Book 1907, page 15, Register's office of Davidson County, Tennessee. And the lot or parcel of land hereby conveyed is the same as that conveyed to Harry A. Naylor and Virginia N. Smith by deed from R. W. Cherry et ux., of record in said Register's office in Book 1945, page 63.

There is further conveyed herein a perpetual easement for the use of the driveway for the purposes of egress and ingress into and over the property. Said driveway extends from Edgehill Avenue beginning at the southwest corner of the lot above conveyed at the intersection of said Edgehill Avenue, running thence North 99 feet 7 inches with the west line of the above described lot; thence West 12 feet; thence South 99 feet 7 inches to the margin of Edgehill Avenue; thence East 12 feet to the point of beginning. The above easement is to be used for driveway purposes and is not to be obstructed by either party.

TO HAVE AND TO HOLD the above described lot or parcel of land, with the appurtenances, estate, title and interest thereto belonging, unto the said Virginia N. Smith, her heirs and assigns, in fee simple forever.

Andwe covenant with the said Virginia N. Smith, her heirs and assigns, thatwe arelawfully seized and possessed of the undivided interest in said property hereby conveyed, thatwe have a good and lawful right to sell and convey the same, and that the same is unencumbered, except taxes for the year 1951 which are prorated. And we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property unto her, the said Virginia N. Smith, her heirs and assigns, against the lawful claims of

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