K 2039

WARRANTY DEED

This instrument made and entered into this the 12th day of March, 1962, by and between James M. McDonald, party of the first part, and Clara McDonald, party of the second part, all of Davidson County, Tennessee.

W I T N E S S E T H:

That for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the party of the first part has this day granted, bargained and sold and does by these presents grant, bargain, sell and convey unto the party of the second part, her heirs and assigns, all that undivided majety or equal part or share of the grantor IN the following described real estate, to-wit:

"Being the Southerly Part of Lot No. 91, Section A, Village of Old Hickory, as shown on plan recorded July 14, 1948 in Book 1404, Page 68, and on plat showing Revision of Easements recorded October 28, 1949 in Book 1062, Page 55, in Register's Office for Davidson County, Tennessee, more particularly described as follows:

Starting with a concrete monument located in the easterly margin of Hadley Avenue and being 14.1 feet north of the southwest corner of Lot No. 91, and running thence the following courses and distances: (1) North 32° 40' East 98.7 feet to a concrete monument; thence (2) Around a curve to the left having a radius of 164.7 feet for a distance of 47.6 feet to an iron pin; thence (3) South 22° 24' East 30.4 feet to an iron pin; thence (4) South 0° 47' West 20.6 feet to a concrete monument at the west end of a return; thence (5) Around a curve to the right having a delta angle of 90° 23' and a radius of 25 feet for a distance of 39.4 feet to a concrete monument; thence (6) North 89° 49' West 89.2 feet to an iron pin; thence (7) In a northwesterly direction along the southerly boundary of Lot No. 91 for a distance of 245.3 feet to an iron pin in the easterly margin of Hadley Avenue; thence (8) Around a curve to the right having a radius of 770. feet for a distance of 12.1 feet to a concrete monument and the point of beginning, containing 0.96 acres, more or less;

SUBJECT to and/or reserving four (4) special utility easements, three (3) five (5) feet wide for sewers and one (1) ten (10) feet wide for electricity and/or telephone cable; 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 as revised, which is made a part of this description by reference thereto."

G 337