K 2143

WARRANTY DEED

FROM

O. A. FELTS, ET UX

TO

HUGH S. SCHMIDT, ET UX

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

FORM 103 TITLE & ABSTR. CO., NASHVILLE

WARRANTY DEED

For and in Consideration of the sum of Two Thousand ($2000.00) DOLLARS

cash in hand paid by Hugh S. Schmidt and wife, Lady Claire Schmidt, the receipt of which is hereby acknowledged,

We, O. A. Felts and wife, Pearlihe Felts,

have bargained and sold, and by these presents do transfer and convey unto the said Hugh S. Schmidt and wife, Lady Claire Schmidt,

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

A tract of land in the 14th Civil District of Davidson County, Tennessee, being part of Lot No. 30 on the Map of Garrett Plan of Ridge Lands, located on Clarksville Pike, and described according to a copy of a survey thereof made March 12, 1953, by J. P. Gallaher, surveyor, as follows:

Beginning in the middle of the Old Nashville and Clarksville Pike at a stake, it being Lurton Binkley's northwest corner; thence running with said road south 72½ deg. west 10-1/5 poles to the middle of a culvert under said pike; thence so. 23¼ deg. west 19 poles to a small ash; thence south 5½ deg. west 6-4/5 poles to a small sugartree just above a spring; thence south 18 deg. west 4 poles to the E. edge of a branch; thence down the branch south 5 deg. west 15 poles to the turn of the branch; thence continuing on and over a small bluff, in all 30-4/5 poles to a forked mulberry; thence south 7¼ deg. west 7 poles to a small ironwood; thence south 17 deg. east 12-18/25 poles to a small poplar near the fork of the branch; thence south 56 deg. west 5-23/25 poles to a small sourwood near edge of branch; thence south 19-3/25 poles to a stake; thence north 51 deg. east 32-3/5 poles to the southeast corner of Lurton Binkley's land; thence with his west line, north 18 deg. west 17.60 poles to a stake; thence north 3 deg. east 67½ poles to the beginning, containing 10 acres, more or less. Being part of the property conveyed to O. A. Felts and wife, Pearline Felts, by deed from Alfred Hatcher, unmarried, of record in Book 2043, Page 177, Register's Office for said County.

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