2146

Main Bank & Goodlettsville

WARRANTY DEED

FROM
LEONARD C. FRANKLIN, et ux

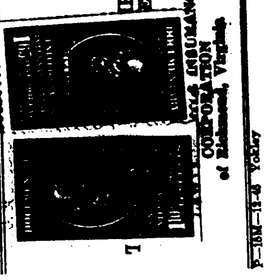
TO
GOODLETTSVILLE IMPROVEMENT CO., INC.

99196

REGISTER'S OFFICE

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 16 day of August A.D. 1957
at 8:30 o'clock A M.
Noted in Book 20 Page 247
Recorded in Book Page
Recording Fee $ 7.00
County Register
By Deputy Reg.



TENNESSEE TITLE COMPANY

For and in Consideration of the sum of $2.390.25

Two thousand three hundred ninety and 25/100 DOLLARS of which sum $1,190.25 (one thousand one hundred ninety and 25/100 dollars) has been paid in cash by the grantee, receipt of which is hereby acknowedged, and the balance of $1,200.00 (one thousand two hundred and no/100 dollars) the grantee herein has caused to be issued and delivered to the grantors twelve shares of its capital stock with a par value of $100.00 each, the receipt of which is also hereby acknowledged.

We, Leonard C. Franklin and wife, Tommie G. Franklin have bargained and sold, and by these presents do transfer and convey unto the said Goodlettsville Improvements Company, Inc., a corporation organized under the lasws of the State of Tennessee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of the L. C. Franklin Land lying on the south side of West Cedar Street near the Town of Goodlettsville, and described according to a survey made by Stephen C. Draper on April 18, 1953, as follows:

TRACT NO. 1: Beginning at a point on the west side of an unnamed 50 foot street, which point is 153 feet south of the intersection of the west boundary of said unnamed street and West Cedar Street; running thence along the western margin of said unnamed street south 1° 59' E. 186.5 feet to a point; thence west along the north margin of an nunamed street 400 feet to a point; thence N. 2°06' E. 165.4 feet to a point; thence N. 89° 45' E. 206.6 feet; thence N. 84° 38' E. 193.4 feet to the point of beginning. Containing 1.571 (plus or minus) acres.

TRACT NO. 2: Beginning at a point in the west margin of an unnamed 50 foot street, which point is 389.5 feet south of the west intersection of said street and West Cedar Street; running thence S. 1°59' E. 186.2 feet; thence N. 87° 3' W. 400 feet; thence N. 2°06' E. 165.6 feet; thence E. 400 feet to the point of beginning. Containing 1.616 (plus or minus) acres.

And both tracts being part of the same property conveyed to Leonard C. Franklin, et ux by deed of record in Book 1577, page 239 R.O.D.C. Tennessee.

The grantors herein dedicate perpetually for public use a street fifty feet wide beginning on the south margin of West Cedar Street and at the northeast corner of the Bruce Talley property and continuing south 1° 59' east 575.7 feet to the Peay Memorial Park property, and lying immediately adjacent to and adjoining the tracts Nos. 1 and 2 herein above described.

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