E. C. ARMSTEAD P...

107495

WARRANTY DEED

From
The Nashville, Chattanooga & St. Louis Railway

To
Robert B. Burnette and wife, Lydia H. Burnette



REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 17 day of AUG 1953 at 11:45 o'clock A. M.
Noted in Book 20 Page 427
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By W. Pitt Stanley Dpt. Reg.

FOR AND IN CONSIDERATION OF THE SUM OF ONE THOUSAND ($1000.00) DOLLARS cash in hand paid by Robert B. Burnette and wife, Lydia H. Burnette, the receipt of which is hereby acknowledged, The Nashville, Chattanooga and St. Louis Railway has bargained and sold and by these presents does transfer and convey unto the said

Robert B. Burnette and wife, Lydia H. Burnette, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Beginning at the southwest corner of the property conveyed to M. K. Clopton by Nellie Burnette by deed of record in Book 1974, page 157, Register's Office for Davidson County, Tennessee; thence northerly with the said Clopton's west boundary 270 feet, more or less, to a point which is south of and 50 feet distant from the center line of The Nashville, Chattanooga & St. Louis Railway's Radnor Yard's main track; thence in a northwesterly direction along a line south of, parallel with and at all points 50 feet distant from the said center line, 156 feet, more or less, to a point; thence in a southerly direction on a line parallel with the said Clopton's west boundary 200 feet, more or less, to a point in the northerly right of way line of the Antioch Pike; thence in an easterly direction along the north right of way line of the Antioch Pike a distance of 150 feet to the point of beginning.

Being a part of the property conveyed to the grantor herein by W. L. Tomberlain et ux by deed dated November 26, 1951, recorded in Book 2029, page 14, Register's Office for said County.

TO HAVE AND TO HOLD the said described land with the appurtenances, estate, title and interest thereto belonging to the said Robert B. Burnette and wife, Lydia H. Burnette, their heirs and assigns forever. And The Nashville, Chattanooga & St. Louis Railway does covenant with the said Robert B. Burnette and wife, Lydia H. Burnette that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unincumbered save by taxes for the year 1953 which are to be paid by the grantor herein, and by the General Mortgage of The Nashville, Chattanooga & St. Louis Railway in favor of the United States Trust Company of New York, Trustee, dated February 1, 1928 and supplmental indenture dated as of February 1, 1946, registered respectively in Book 825, pages 1-30 inclusive, and in Book 1159, page 421, Register's Office for Davidson County, Tennessee. and it doe further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said property herein conveyed to the said Robert B. Burnette and wife, Lydia H. Burnette, their heirs and assigns, against the lawful claims of all persons whomsoever, and specifically to protect and hold harmless the said Robert B. Burnette and wife, Lydia H. Burnette, their heirs and assigns from any loss on account of said lien of said General Mortgage and Supplemental Indenture.

WITNESS ITS HAND this 10th day of August, 1953.

THE NASHVILLE, CHATTANOOGA & ST. LOUIS RAILWAY

By W. S. Hackworth
President

ATTEST:

D. S. Huggins
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sadye L. Strausman, a Notary Public within and for the State and County aforesaid, personally appeared W. S. Hackworth and D. S. Huggins, with whom I am personally acquainted, and who upon their oath, acknowledged themselves to be the President and Secretary of The Nashville, Chattanooga & St. Louis Railway, the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said W. S. Hackworth as such President and attesting the same by the said D. S. Huggins, as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee, on this 10th day of August, 1953.

Sadye L. Strausman
Notary Public

My commission expires: 7/12/55