G-127232

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 1.00 Cash

------ONE ---------- **DOLLARS**

to us in hand paid by Walter B. Butler and wife Hazel Brown Butler, and other valuable considerations, the receipt of all of which are hereby acknowledged, we John P. Willoughby and wife Maude Butler Willoughby

have bargained and sold, and by these presents do transfer and convey unto the said Walter B. Butler and wife, Hazel Brown Butler an undivided ½ interest in the 4th Civil District of Davidson County, State of Tennessee, described as follows to wit: their heirs and assigns, a certain tract or parcel of land in Beginning at a point in the boundary line between the property of the State of Tennessee and the Butler-Willoughby land, which point is 160 feet south of the Northeast corner of said Butler-Willoughby farm, said corner being the Old W. A. Donelson's southeast corner, and running from said point North 88° and 45' West 150 ft. 150 ft. to an iron pen thence south 2° and 30' West 247 ft. to an iron pen, thence South 70° and 30' West 930 ft. to a Sycamore at a branch thence South 68° and 45' West 1,005 ft. to an Oak, thence North 84° West 310 ft. to a branch, thence South 69° and 15' West 164 ft. to an Elm, thence South 35° West 275 ft. to an Ash, thence South 50° and 30' West 104 ft. to a Maple, thence South 15° and 30' West 150 ft. to an Elm, thence South 23° and 45' West 200 ft. to an Elm, thence South 47° and 45' West 190 ft. to the low water mark of the Cumberland river; thence down said river with its various meanders at low water mark 580 ft. to a stone wall to the Hunt or Hill's land, thence South 55° and 15' East 82½ft. to a point at Bluff, thence North 31° and 45' East with Hill line 582.4ft. to point thence with the Hill line North 81° and 30' East 2491.5 ft. to a Stone, thence with the line of the State of Tennessee North 2° and 30' East 1450.4 ft. to the beginning, containing 64.7 acres more or less, according to a survey made by George W. Watkins on May 4th, 1950, and being a part of the same property conveyed to John Willoughby and wife and Walter Butler and wife by Deed from Sara Hester, which deed is of record in book 1281, page 497 R.O.D.C. Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter B. Butler and wife, Hazel Brown Butler their heirs and assigns, forever.

And we do covenant with the said Walter B. Butler and wife, Hazel Brown Butler that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except the 1950 State and County taxes which the purchaser assumes and a mortgage note to the Metropolitan Life Ins. Co. for approximately $5000.00, the payment of which balance is assumed by John P. Willoughby and wife. And we John P. Willoughby and wife do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Walter B. Butler and wife, Hazel Brown Butler, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15 day of May, 1950.

John P Willoughby

Maude Butler Willoughby

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named John P. Willoughby and wife, Maude Butler Willoughby

the bargainor, S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible], Tennessee, this 24 day of May, 1950.

Commission expires Jan 8/53

Notary Public