K 2245

13 8503

WARRANTY DEED

FROM

P. F. Townes et ux.

TO

Howell M. Townes

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received JAN 13 1954
at 2:17 P.M. 81 387
$3.00
M. McAnally

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

FORM 103

**WARRANTY DEED**

For and in Consideration of the sum of

One and no/100 - ($1.00) - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Howell M. Townes and for the further consideration of love and affection we have for our son and the said Howell M. Townes assumes and agrees to pay an indebtedness of $15,000.00 payable to First American National Bank and secured by deed of trust executed by P. F. Townes and wife, Ewell Townes to G. F. Cole, Trustee, of record in Book_____, page _____, Register's Office for Davidson County, Tennessee.

We, P. F. Townes and wife, Ewell Townes

have bargained and sold, and by these presents do transfer and convey unto the said

Howell M. Townes, his

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

being part of Lot No. 1 of Block No. 26 on the plan of the subdivision of part of Cumberland Nurseries, as of record in book 161, page 166, register's office for said County, described as follows:
Beginning on the easterly margin of the right-of-way of the Nashville Railway and Light Company, now abandoned, at a point 140½ feet south of the southerly margin of Battle Street, being the northwest corner of the property conveyed to Jas. R. Hale by deed from W. G. White and wife, of record in book 484, page 643, said Register's Office; thence with the easterly margin of said right-of-way, northwardly 57 feet; thence eastwardly 152½ feet, more or less, to the westerly line of the property conveyed to J. H. Wray and wife by deed from W. G. White and wife, of record in book 458, page 473, said Register's Office; thence with said line, southwardly 37½ feet to said Wray's southwest corner; thence with Wray's southerly line, eastwardly 35 feet, more or less, to the westerly margin of a private alley; thence with same, southwardly 43½ feet, more or less, to said Hale's northeast corner; thence with said Hale's northerly line, westwardly 163½ feet, more or less, to the beginning, including but excluding therefrom that part of said property conveyed to Davidson County by deed from P. F. Townes and wife, of record in book 2021, page 396, said Register's Office, described as follows:
A strip of land extending from Survey Station 529 + 65 at the boundary line of the lands of Rivers to Station 530 + 32 at the boundary line of the lands of Farrar, 67 feet long, and bounded on the sides as follows: On the north by the lands of Farrar; on the south by the lands of Rivers; on the west by the present highway; on the east by a line east of, parallel to and 67 feet from the center line of said proposed highway as staked out; containing 302 square feet.
Being part of the property conveyed to P. F. Townes and wife, Ewell Townes, by deed from W. W. Clark and wife, of record in book 1813, page 261, said Register's Office.

G 87