K 2246

WARRANTY DEED

THIS INDENTURE, Made and entered into this 29th day of January 1954, by and between HERBERT CUNNINGHAM and wife, ANNA CUNNINGHAM, hereinafter called the First Parties, and the United States of America, hereinafter called the Second Party;

WITNESSETH: That for and in consideration of the sum of

EIGHT THOUSAND FIVE HUNDRED AND NO/100

($ 8,500.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, the First Parties have bargained and sold and do hereby bargain, sell, transfer, convey and confirm unto the Second Party, the following described tract or parcel of land,

A parcel of land located in the Third Civil District of Davidson County, State of Tennessee, on the north side of Elm Hill Pike and on the southeast side of the L. & N. Railway right of way, approximately 1-1/2 miles east of the east corporate boundary of Nashville, as shown on a map entitled "Nashville Line Crew Headquarters Property & Contour Map" filed in the office of the Register of Davidson County, said parcel being more particularly described as follows:

Beginning at a point where the north right of way line of Elm Hill Pike intersects the east line of the land of Herbert Cunningham & wife (Anna Cunningham) which is the west line of the Greenwood Cemetery; thence with the right of way line of Elm Hill Pike, a line 15 feet north of and parallel to the center line of the Pike, S. 83° 00' W., 145 feet to a point in the east line of the land of Jarritt Merritt, Jr. & wife (Nora Lee Merritt); thence, leaving the Pike with the east line of the land of Jarritt Merritt, Jr. & wife N. 1° 03' E., 404.5 feet to a point; thence with the north lines of the lands of Jarritt Merritt, Jr. & wife, Jack Shannon, Jr. & wife (Vera May Shannon), and Howard L. Gibson & wife (Margaret M. Gibson) S. 83° 00' W., 200 feet to a point in the southeast line of the right of way of the L. & N. Railway; thence with the railway right of way line N. 45° 55' E., 484.2 feet to a point in the west line of the Greenwood Cemetery; thence, leaving the railway right of way line, with the west line of the cemetery S. 1° 03' W., 699.4 feet to the point of beginning, and containing 2.49 acres, more or less.

Furthermore, such right, title, and interest as the owner of the above described land may have in that portion of Elm Hill Pike upon which the said land abuts.

The bearings given in the above description are based on Magnetic North.

Being a part of the property acquired by Herbert Cunningham and wife, Anna Cunningham, by deed from Houston-McCord Realty Company dated October 26, 1940, recorded November 1, 1940, in Deed Book 1169, page 265, in the office of the Register of Deeds for Davidson County, Tennessee.



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