K 2270

WARRANTY DEED

For and in consideration of the sum of ---Two thousand and no/100ths---

($2,000.00) DOLLARS

cash in hand paid by Frank Stephens, the receipt of which is hereby acknowledged,
We, Sam Stephens, Estelle O'Brien, Gladys Stephens, Lucien Stephens, Howard Stephens, Elmer Stephens, Amzie Stephens, and Amanda Stephens, being the children and the widow, and the only heirs of W. J. Stephens, deceased, except Frank Stephens,

have bargained and sold, and by these presents do transfer and convey unto the said Frank Stephens, and wife, Estelle Stephens,

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

Land in the 8th Civil District of Davidson County, Tennessee, on the West side of the Charlotte Pike or U. S. 70 North Highway about 3 miles from West Nashville, Tennessee. And being a portion of an 11 acre tract owned by W. J. Stephens, of record in Book 504, page 69, R.O.D.C. Tennessee, surveyed as follows by S. H. Hutchison the 11th day of February, 1954.

Beginning at a point in Highway 70 North L. M. Mayo's Northeast corner of a 1-7/8 acre lot and in the westerly line of a 4.97 acre tract of W.J. Stephens recorded in Book 770, page 492, R.O.D.C. Tennessee.

Thence with said tract North 26° 15' East 107 feet to a point in Highway right-of-way. Thence North 80° west 459 feet to a stake, hackberry pointer in L.M. Mayo's home tract; thence South 3° west with said tract 110 feet to stake the northwest corner of a 1-7/8 lot of L.M. Mayo's. Thence South 81° East with this lot 413 feet to point of beginning, containing 1.20 acres, be the same more or less.
This conveyance is subject to a 16 foot right-of-way along the west boundary line of said property, being the common line between the property herein conveyed to Frank Stephens and the land conveyed to L. M. Mayo: said right-of-way running to the graveyard belonging to the W.J.Stephens family, and which is expressly reserved for the use of the Stephens family, described ~~as follows: Beginning~~ according to a survey by S.H.Hutchison dated Feb. 5, 1953, and being a portion of a 11 acre tract book 504, p. 69, R.O.D.C Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank Stephens, and wife, Estelle Stephens,

their heirs and assigns, forever.

And we do covenant with the said Frank Stephens and wife, Estelle Stephens,

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.

And we, Sam Stephens, Elmer Stephens, Estelle O'Brien, Howard Stephens, Amzie Stephens, Amanda Stephens, Gladys Stephens, and Lucien Stephens, do further covenant and bind heirs and representatives, to warrant and forever defend the title to the said land to the said Frank Stephens and wife, Estelle Stephens, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3 day of March 19 54.

Howard Stephens
Elmer Stephens
Lucien L Stephens
Amzie Stephens
Gladys Stephens
Amanda B. Fletcher
Estelle B. O'Brien

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Margaret B Johnson, a Notary Public in and for said County and State, the within named Sam Stephens, Howard Stephens, Estelle O'Brien, Elmer Stephens, Gladys Stephens, Amzie Stephens, Amanda Stephens, and Lucien Stephens,

the bargainors, 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 office, this 3 day of March 1954

Commission expires 7-1-58

Margaret B Johnson
Notary Public

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