K 2271

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Thousand ($4,000.00) Dollars, cash in hand paid by L. M. Mayo and wife, Lillian Mayo, we, being the heirs and the only heirs of W. J. Stephens, deceased, who died intestate in Davidson County, Tennessee, in 1951, as follows: Amanda Stephens, widow, and the following children: Elmer Stephens, Gladys Stephens, Lucien Stephens, Frank Stephens, Howard Stephens, Amzie Stephens, Estelle S. O'Brien and Sam Stephens, have bargained and sold, and by these presents do transfer and convey unto the said L. M. Mayo and wife, Lillian Mayo, 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 Old Charlotte Pike, now U. S. Highway 70 north.

Surveyed by S. H. Hutchison, February 5, 1953, as follows:

Beginning at an iron stake with a large Elm pointer, thence north 3° East 293 feet to a stake, same being the northwest corner of the Stephen's and O'Brien cemetery; thence South 81° East 415 feet to a point in center of highway; thence South 31° West 342 feet to the northeast corner of L. M. Mayo's 1.86 acre lot; thence with the north line of said lot north 72° West 272 feet to point of beginning; containing 1-7/8 acres, be the same more or less.

There is also a small cemetery in the northwest corner of this track which was included in this survey, and is expressly reserved for the use of the Stephens family, and their relatives, described as follows:

Beginning at a stake the northwest corner of this lot and running South 3° West 33 feet to stake; thence South 69° 30' East 50 feet to a stake; thence North 20° East 44 feet; thence North 81° West 60 feet to the beginning.

The above lot is a portion of an 11 acre tract owned by W. J. Stephens of record in Book 504, page 69, R.O.D.C. Tennessee.

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