K 2276

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

For and in consideration of the sum of $ 10.00 (Ten and No/100) - **DOLLARS**

cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged,

We: Ned Lentz, Executor, Dora Minnie Cundall and Arthur Joseph Cundall **have bargained and sold, and by these presents do transfer and convey unto the said** Ernest H. Schroeder and wife, Daisy K. Schroeder their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

A tract of land in the 13th Civil District of Davidson County, Tennessee, being known as Tract No. 4 on the Division of the R. W. Cundall property and described according to a copy of a survey made by W. W. Turner Company, Engineers, April 8, 1954, as follows:

BEGINNING at an iron pin in the Northerly margin of County Hospital Road, at the corner of Tracts 4 and 5, being 446.3 feet Northeast from the margin of Old Hydes Ferry Pike; thence with the line between Tracts 4 and 5, North 56° 08' West 231.1 feet to an iron pin, a corner to Tract No. 3; thence with the line between Tracts Nos. 3 and 4, North 34° 12' East 283.7 feet to an iron pin, a corner of Tract No. 6; thence with the line between Tracts 4 and 6, and along the west line of the Dora Minnie Cundall Tract, South 55° 44' East 235 feet to an iron pin at a hackberry tree, in the North margin of County Hospital Road; thence with the margin of same South 35° West 282 feet to the point of beginning, containing 1.5 acres, more or less.

Being part of the property vested in Ned Lentz, as Executor under the Will of Dora Johanna Cundall, deceased, of record in Will Book 66, page 438, of the County Court Clerk's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ernest H. Schroeder and wife, Daisy K. Schroeder their heirs and assigns, forever.

And we do covenant with the said Ernest H. Schroeder and wife, Daisy K. Schroeder 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, Ned Lentz, Executor, Dora Minnie Cundall and Arthur Joseph Cundall do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ernest H. Schroeder and wife, Daisy K. Schroeder their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22 day of April, 1954.

Ned Lentz
Ned Lentz, Executor

Dora Cundall
Dora Minnie Cundall

Arthur J. Cundall.
Arthur Joseph Cundall

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ned Lentz, a Notary Public in and for said County and State, the within named ~~Ned Lentz~~, Dora Minnie Cundall and Arthur Joseph Cundall 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 Nashville, Tennessee, this 22 day of April, 1954

Commission expires 1-28-57

Ned Lentz
Notary Public

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