K 2276

For and in consideration of the sum of Ten ($10.00) DOLLARS and other good and valuable consideration paid by O. F. Minton, Sr., receipt of which is acknowledged, we, H. P. Minton and O. F. Minton, Jr., have bargained and sold, and by these presents do transfer and convey unto the said O. F. Minton, Sr. his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:
In the first, formerly third, Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin in the southeast corner of the intersection of Driftwood Street and Nestor Street, running thence North 76° - 12' East along the southerly margin of Nestor Street 250.0 feet to an iron pin; thence South 7° - 00' West 226.9 feet to an iron pin in the northerly margin of the Tennessee Central Railroad right-of-way; thence around a curve to the right, and along the northerly margin of said right-of-way and at a distance of 100 feet from the centerline of the main track 235.6 feet to an iron pin in the easterly margin of Driftwood Street; thence along the easterly margin of said street North 7° - 00' East 170.5 feet to an iron pin and the point of beginning.

Containing 1.1 acres, more or less, in accordance with a survey and plat prepared by W. W. Turner Company, consulting Engineers of Nashville, Tennessee, said plat being dated April 19, 1954.

Being part of the same property conveyed to H. P. Minton and O. F. Minton, Jr., by Susie Orr Dillon, et al, by deed of record in book 1942, page 238, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said O. F. Minton, Sr., his heirs and assigns, forever.

And we do covenant with the said O. F. Minton, Sr., 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, except for 1954 State, County and City taxes and an easement granted the Tennessee Electric Power Company by deed of record in book 1058, page 216, Register's Office for Davidson County, Tenn.

And we, the said H. P. Minton and O. F. Minton, Jr. do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said O. F. Minton, Sr., his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of April, 1954

H. P. Minton
O. F. Minton, Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Paul B. Harris, Jr., a Notary Public in and for said County and State, the within named H. P. Minton and O. F. Minton, Jr. 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 27 day of April, 1954

Commission expires Aug 1, 1956

Paul B. Harris, Jr.
Notary Public

WARRANTY DEED
FROM
H. P. Minton and O. F. Minton, Jr.
17596
TO
O. F. Minton, Sr.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of APR 1954
at 9:40 o'clock A.M.
Noted in Book 2167 Page 160
Recorded in Book Page
Recording Fee $1.00
JAMES P. LINCOLN, Register
By Dept. Reg.

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

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