K 2297

16248

WARRANTY DEED

FROM 31351

Dovie Edwards

TO

Grace Edwards Sanders

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record SEP 21 1964
of 1:45 o'clock P.M.
Noted in Book 4Z Page 417
Recorded in Book Page
Recording Fee $2.00
JAMES P. GILLUM, Register
By M. M. Deputy
Tax Fee

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE
Form 103

$ 3000 00

WARRANTY DEED

For and in Consideration of the sum of Ten and no/100 - - - - - - - - - - - - - - - - - -
- ($10.00) - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and for the further consideration of love and affection I have for my daughter, Grace Edwards Sanders.

I, Dovie Edwards
have bargained and sold, and by these presents do transfer and convey unto the said Grace Edwards Sanders, her heirs and assigns, a one-half undivided interest in and to
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the easterly part of lot No. 415 on the plan of Edgefield Land Company's Fourth Addition to East Nashville, as of record in book 57, page 152, and part of a strip marked "Reserved" east of said lot on the plan of Shelby Village No. Two, as of record in book 1835, page 48, Register's Office for said County, described together as follows:
Beginning at a point on the line between lots Nos. 414 and 415, said point being 150 feet east of the easterly margin of South 14th Street, being the northeast corner of the property conveyed to Charles W. Minton and wife, by deed from Claude Edward Edwards and wife, of record in book 1629, page 552, said Register's Office; thence with the line between said two lots and continuing in an easterly direction 123.3 feet, more or less, to the westerly margin of Village Court: thence with same, southwardly 50 feet; thence westwardly 123.5 feet, more or less, to a point 150 feet east of the easterly margin of South 14th Street, being Minton's southeast corner; thence northwardly and parallel with the easterly margin of said Street and Minton's easterly line 50 feet to the beginning.
Being part of the property conveyed to Dovie Edwards by deed from Samuel C. Pierce and wife, of record in book 1307, page 274, and by deed from Shelby Village, Inc. of record in book 2297, page 100, said Register's Office.

This conveyance is made subject to easement for 54" sewer across the easterly side of premises as shown on plan of Shelby Village No. 2, as of record in Book 1835, page 48, Register's Office for said County and easement for all existing utilities on or across easterly part of premises formerly an alley as reserved in Ordinance No. 54-417 closing City alley No. 746.

G 631