K 2337

DO NOT PUBLISH

WARRANTY DEED Form 1401 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00,

----------TEN AND NO/100---------- DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations,

receipt of which is hereby acknowledged, --------

We, Charles C. Flanery and wife, Geneva White Flanery,

have bargained and sold, and by these presents do transfer and convey unto the said Harold Hassenfeld and wife, Rita Dee Hassenfeld,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, Lying in the 7th Civil District of said County, and described partly according to a plat prepared by William Collier Parrish Associates, Engineers, December 21, 1954, as follows:

Beginning at a post near an elm and hickory, in the west line of the Porter property, in the east line of the Flanery property, at the northwest corner of this tract, in a fence line; thence along said fence, along Flanery's new east line, and along the easterly line of the Hassenfeld property, as follows: South 4° 45' east 272.5 feet to a post, south 21° 45' east 67.5 feet to a post at a locust tree, south 2° west 162 feet to a post at a gate, south 00° 40' west 381 feet to an iron pin in a fence in the north line of the Roland property; thence with Roland's line, along a fence, south 57° east 315 feet to a post in a fence, in Porter's line; thence with Porter's line as follows: North 27° 30' east 227 feet to a locust post, north 8° 30' east 590 feet to a post, north 62° west, along a fence, 550 feet to the beginning, containing 7.7 acres, more or less.

Together with a right-of-way 20 feet in width along the north and east lines of the Flanery property, which right-of-way is described as follows:

Beginning at a point, being the point of beginning of the tract above described and running thence north 4° 45' west 125 feet to a post in the south line of the Werthan property; thence with Werthan's south line, north 70° west, along a fence, 1168 feet to the center line of Hillsboro Road; thence with the center line of same, southwestwardly 20 feet to a point; thence south 70° east 1168 feet to a point; thence south 4° 45' east 125 feet to a point; thence south 70° east 20 feet more or less, to a point in the westerly line of the land above described; thence with the westerly line of same, north 4° 45' west 20 feet, more or less, to the beginning.

Being part of the property conveyed to Charles C. Flanery and wife, Geneva White Flanery, by deed from W. A. Byrn, et al, of record in Book 2154, page 299, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harold Hassenfeld and wife, Rita Dee Hassenfeld, their heirs and assigns, forever.

And we do covenant with the said grantees herein, 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, the grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of January, 19 55.

Charles C. Flanery

Geneva White Flanery

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Charles C. Flanery and wife, Geneva White Flanery,

the bargainor s, 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 4th day of January, 19 55

Commission expires July 15th 1956

Jno. C. Jeffords Notary Public State at Large

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