K 2341



FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable considerations, cash in hand paid by John R. Collier and wife, Vivian P. Collier (hereinafter called Grantees), the receipt of which is hereby acknowledged, we, James R. Sneed and wife, Iva W. Sneed (hereinafter called Grantors), have bargained and sold and by these presents do transfer and convey unto the said John R. Collier and wife, Vivian P. Collier, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 13 on the plan of Mashburn Heights, Section 2, as of record in book 1835, page 93, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Mashburn Drive at the corner of lots Nos. 12 and 13; thence with the line between said lots, southeastwardly 192.4 feet; thence north 19° 16' east 173.2 feet to the southerly margin of an unnamed 50-foot street; thence with said street, northwestwardly 125 feet to the beginning of a curve; thence around said curve in a southwesterly direction 35.71 feet to the southeasterly margin of Mashburn Drive; thence with said Drive, southwestwardly 70.5 feet to the beginning.

Being the same property conveyed to James R. Sneed and wife, Iva W. Sneed, by deed from Fred Martin and wife, of record in book 2106, page 217, 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 John R. Collier and wife, Vivian P. Collier, their heirs and assigns, in fee simple, forever.

And we do covenant with the said John R. Collier and wife, Vivian P. Collier, 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: All taxes for 1955 which have been assumed by the Grantees; Utility easement and conditions of owners certificate, as shown on plan in book 1835, page 93, Register's Office for Davidson County, Tennessee; restrictive covenants contained in deed from E. B. Woodroof and wife, to A. S. Johnson, dated October 8, 1951, filed October 10, 1951, and recorded in book 2024, page 88, Register's Office for Davidson County, Tennessee;

G 341