K 2346

WARRANTY DEED

FROM

Herbert D. Fyke et ux,

49800

TO

Harry Guess.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
of 12 o'clock M. MAR 22 1955
and recorded in Book 23 Page 120
recorded in Book ____ Page ____
Recording Fee $ 2.00
Affixed $ ____
By ____ D.C.

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

WARRANTY DEED

For and in Consideration of the sum of $2662.83, Two Thousand Six Hundred Sixty-Two and 83/100---------- DOLLARS Cash in hand paid by Harry Guess, the receipt of which is hereby acknowledged, and other good and valuable consideration herein set out,

The said Harry Guess assumes and agree's to pay the unpaid balance of a vendor's lien note retained in deed from Grover Cleveland Sewell and wife, to Herbert D. Fyke and wife, dated July 25, 1952, filed August 1, 1952, and recorded in book 2090, page 66, Register's Office for Davidson County, Tennessee, to secure the payment of a note, of even date herewith, for $7,000.00, payable in 204 monthly installments of $54.82 each, which includes both principal and interest at the rate of 6% per annum, the first installment falling due August 25, 1952, and monthly thereafter. There remaining unpaid of said note as of this date $6337.17, which has been assumed by the grantee' herein.

We, Herbert D. Fyke and wife, Hester Law Fyke, have bargained and sold, and by these presents do transfer and convey unto the said Harry Guess, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 13th. formerly the 23rd, Civil District of Davidson County, Tennessee, described according to a survey made by Stephen G. Draper, Surveyor, July 12, 1952, as follows:

Beginning at a point in the center of the Hydes Ferry Pike at the southwest corner of the property conveyed to John C. Sewell by deed from Grover Cleveland Sewell and wife, of record in book 1011, page 35, Register's Office for said County, said point being 20 feet northwesterly from the northwest corner of the colored school house lot; thence with the southeastern boundary line of the said John C. Sewell property, north 42° 30' east 319 feet to an iron pin, the southeast corner of said John C. Sewell property; thence with Sewell's line north 42° west 173 feet to an iron pin; thence with a fence, north 41° 30' east 391 feet north 1° east 358.3feet; thence [illegible] 30' east 387 feet to an iron pin in the western boundary line of the property conveyed to Abernathy; thence with the western boundary line of said Abernathy property and fence south 3° 30' west 697 feet; thence north 89° 15' west 383.2 feet to a cedar post; thence south 42° 30' west 105.3 feet to the northeast corner of said school lot, continuing in the same direction with the northwestern boundary line of said school lot in all 425 feet to the center of said Hydes Ferry Pike; thence with the center of said Pike, north 42° west 20 feet to the beginning, containing 7.16 acres, more or less.

Being the same property conveyed to Herbert D. Fyke and wife, Hester Law Fyke, by deed from Grover Cleveland Sewell and wife, of record in book 2090, page 66, said Register's Office.

Grantors herein conveyed to said grantee's a right-of-way over adjacent land following road, as now used, to Clarksville Highway.

PG 69