BK 2395

WARRANTY DEED

FROM

Mrs. Era Donnell

53669

TO

Bernice Hay Huggins

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day
APR 22 1955
806 o'clock 22 M
Noted in Book 21 Page 721
Recorded in Book 2395 Page 339
Recording Fee $ 2.00
JAMES P. WILSON, Register

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

Form 103

DO NOT PUBLISH

3-133995

WARRANTY DEED

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

cash paid by Bernice Hay Huggins and other valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

I, Era Donnell

have bargained and sold, and by these presents do transfer and convey unto the said

Bernice Hay Huggins, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, partly shown on a map of the Mamie McBroom property, of record in Plan Book 3, page 33, of the Chancery Court at Nashville, Tennessee, and described partly according to a survey made by George W. Watkins, Surveyor, April 7, 1955, as follows: Beginning at a point in the center of Buena Vista Pike, 75.4 feet southerly from the southwest corner of a 3.19 acre tract, which said point is also 275.4 feet south of the center line of a ditch, the center line of said ditch being the southwest corner of the property conveyed to J. C. Smith and wife, by deed from Mrs. Era Donnell, of record in book 1306, page 590, Register's Office for said County, as revised and corrected by deed of record in book 1318, page 79, said Register's Office; thence with the center of said Pike S.11° east 492.6 feet to a point opposite the center line of Stevens' Lane; and continuing with the center line of said Pike south 15° east 208 feet to the northwest corner of the property conveyed to Thomas J. Saad, by deed from Mrs. Era Donnell, of record in book 2141, page 557, said Register's Office; thence with the northern boundary line of said Saad property north 77° 45' east 680 feet to the center of Whites Creek, said point being the northeast corner of said Saad property; thence with said Creek north 21° 50' east 52 feet, more or less, and north 8° 22' east 311 feet to a large oak; thence north 20° 15' west 284 feet; thence south 81° 45' west 787 feet to the beginning, containing 12 acres, more or less.

Being part of the property conveyed to Mrs. Era Donnell by deed from Felix G. McBroom and wife, of record in book 1286, page 240, said Register's Office.

This conveyance is made subject to easement granted Southern Bell Telephone and Telegraph Company by instrument dated December 8, 1950, filed February 15, 1951, and recorded in book 1941, page 113, Register's Office for said County.

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