K 2438

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WARRANTY DEED

FROM

R. W. Black et ux.

TO

Thomas A. Bianconi et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
of ... A.D. 1955
at ... o'clock
Noted in Book ... Page ...
Recorded in Book ... Page ...
Recording Fee ...
JAMES P. WILSON, Register
By ... D.C.

Guaranty Title Company
Agents for
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 Seven Thousand Nine Hundred and no/100 - - - - -

($7,900.00) - DOLLARS

Cash, paid by Thomas A. Bianconi and wife, Josephine Bianconi, the receipt of which is hereby acknowledged.

We, R. W. Black and wife, Nola S. Black

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

Thomas A. Bianconi and wife, Josephine Bianconi

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 8th, formerly the 12th, Civil District of said County, being the tract of land marked "Wm. Connelly 50 acres" and the northwest corner of the Dower Tract set aside to Mrs. Ellen Connelly, on the plan of the lands of Patrick Connelly, deceased, as of record in Minute Book 16, page 463, County Court for said County, and described according to said plan and a survey made August 19, 1937, by Blanchard and Parrish, Surveyors, as follows:
Beginning at a beech, the southeast corner of said 50 acre tract in the western line of said Dower Tract; and running thence westerly 2062½ feet to a beech, the southwest corner of said 50 acres; thence north 1056 feet to a dogwood and hickory, the northwest corner of said tract; thence easterly 2062½ feet to a hickory, the northeast corner of said tract; thence southerly 957 feet to a stake and hackberry, the northwest corner of said Dower Tract; thence south 86° east, with the northern boundary line of said Dower Tract, 714 feet to the center of the New Charlotte Road, 42 feet from the West end of the bridge over Overall Creek; thence with the center of said Road, south 46° 30' west 413 feet, south 55° 45' west 300 feet and south 62° 30' west 200 feet to a point in the western boundary line of said Dower Tract; thence north 1° 15' east, with said line 594 feet to the beginning, containing 55.436 acres, more or less.
Said property was conveyed to R. W. Black and wife, Nola S. Black, by deed from Johnie Henry Lorrorn and wife, of record in Book 2248, page 559, Register's Office for said County.

This conveyance is made subject to easement for a right-of-way granted the Tennessee Electric Power Company by William Connelly and wife, dated November 27, 1926, filed March 11, 1927, and recorded in book 787, page 4, Register's Office for said County.

PG 507