BK 2442

8 65341

WARRANTY DEED

FROM

Fred Webb Jackson et ux.

TO

Helen Frances Black

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day
of JUL A.D. 1955
at 8:30 o'clock
Noted in Book 84 Page 446
Recorded in Book ...... Page ......
Recording Fee $2.00
JAMES P. WILSON, Register
By ...... Dpt. Reg.

Guaranty Title Company
A DIVISION OF
Kansas City Titl[e]
American
S. W. Cor.
NASHVILL[E]

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
$1.65

FORM 103

WARRANTY DEED

For and in Consideration of the sum of One Thousand Two Hundred Fifty ($1,250.00) and no/100 - - - - - - - - **DOLLARS**

Cash paid by Helen Frances Black, the receipt of which is hereby acknowledged.

We, Fred Webb Jackson and wife, Julia Roberta Jackson

---------- **have bargained and sold, and by these presents do transfer and convey unto the said** Helen Frances Black, her

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

Land in the 8th, formerly the 12th, Civil District of said County, being part of lot No. 2 on the W. E. Watkins Plan of Lots, as of record in book 21, page 98, Register's Office for said County, being lot No. 3 on the unrecorded plan of the Lealand J. Dugger Property, described according to a survey made by George E. Reese, July 29, 1954, as follows:

Beginning on the northerly margin of a 40-foot private road at the southeast corner of the property conveyed to Charles L. Sullivan and wife, by deed from Nan Bridgewater Dugger and husband, of record in book 2332, page 631, said Register's Office; thence with the easterly line of said Sullivan Property northwardly 291.75 feet, more or less, to the low water mark of Cumberland River; thence with said low water mark south 65° east 100 feet, more or less, to the corner of lots Nos. 3 and 4; thence with the line between said two lots southwardly 170.25 feet, more or less, to the northerly margin of said private road; thence with same north 75½° west 100 feet to the beginning.

Being the same property conveyed to Fred Webb Jackson by deed from Nan Bridgewater Dugger and husband, of record in book 2296, page 415, said Register's Office, there being also conveyed hereby all right as to road as set out in said deed as follows: "There is a 40-foot roadway running along the southerly line of the land above described, from Lot 1 to Overall Creek, and also running from the southwest corner of Lot 1 southwestwardly to Cumberland River Road, and the parties hereto, their heirs and assigns are given the joint right to the use of said 40-foot roadway in its entirety, jointly with other property owners in this subdivision, and grantee herein assumes and agrees to pay his proportionate part of the cost of improving and maintaining said road, as to that part of the road adjacent to the land hereby conveyed, said roadway being wholly on the property of the grantors herein."