K 2546

WARRANTY DEED

FROM

J. W. Owen, et. al.

TO

Ray C. Danis, et. ux.

10324

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 19 day
of JUL A.D. 1956
at 10:45 o'clock A.M.
Noted in Book 21 Page 42
Recorded in Book Page
Recording Fee $3.00
JAMES B. WILSON, Register
By Dpt. Reg.

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

WARRANTY DEED

For and in Consideration of the sum of One Thousand Five Hundred and No/100 ($1,500.00)

DOLLARS

to us this day paid cash in hand by Ray C. Danis and wife, Lila Danis, the receipt of which is hereby acknowledged, we, J. W. Owen and E. L. Gullett

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

Ray C. Danis and wife, Lila Danis, their

heirs and assigns, a certain tract or parcel of land in the 8th., formerly 12th., Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

"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. 5 on the unrecorded plan of the Leland 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 Fred Webb Jackson by deed from Nan Bridgewater Dugger and husband, of record in Book 2296, Page 419, said Register's Office; thence with the easterly line of said Jackson Property northwardly 248.92 feet, more or less, to low water mark of Cumberland River; thence with said low water mark, south 65 degrees east 100 feet, more or less, to the northwest corner of the property conveyed to Hugh R. Fisk and wife, by deed from Nan Bridgewater Dugger and husband, of record in Book 2392, Page 357, said Register's Office; thence with the westerly line of the Fisk property southwardly 241.08 feet, more or less, to the northerly margin of said 40-foot private road; thence with said road north 73½ degrees west 100 feet to the beginning.

"Being the same property conveyed to J. W. Owen and E. L. Gullett, by deed from Nan Bridgewater Dugger and husband, dated August 4, 1954, filed August 31, 1954, and recorded in Book 2296, Page 54, said Register's Office, there being also conveyed hereby all rights 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 use the said 40-foot roadway in its entirety, jointly with other property owners in this subdivision, and grantees herein assume and agree to pay their 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 grantors herein."

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