K 2645

FOR AND IN CONSIDERATION of the love and affection which we have for our parents, the grantees herein, we, SAM J. CHANDLER, III, and wife, SUE LEE CHANDLER, have bargained and sold, and by these presents do transfer and convey umto the said SAM J. CHANDLER, JR, and wife, OPHELIA B. CHANDLER, their heirs and assigns, two certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

FIRST TRACT: "Land in the 13th, formerly the 21st Civil District of Davidson County, Tennessee, being Lot No.3 on an un-recorded plan of Lots of the M.W.Brown Farm lying east of the T.C.Railroad, of record in book in book 1733, page 231, Register's Office for said County and described according to a survey made by George W.Watkins, Surveyor, October 19, 1949, as follows:

BEGINNING at a post, being Bettie Shannon's northwest corner, thence with said Shannon's northeast line, south 49 degrees 15' east 86 feet to a point; thence north 33 degrees 15' east 350 feet to the center of Hydes Ferry Road; thence with center of said Road north 57 degrees 45' west 118.5 feet to a point; thence south 43 degrees 45' west 436 feet to a point; thence north 85 degrees east 147 feet to the point of beginning, wontaining 1.24 acres, more or less."

SECOND TRACT: "Land in the 13th, formerly yhe 21st Civil District of Davidson County, Tennessee, being part of the said M.W. Brown Farm, as above referred to and described as follows:

BEGINNING at Bettie Shannon's northwest corner, thence with said Shannon's west boundary south 7 degrees west 835 feet to Cato's northeast corner; thence with Cato's north boundary, 87 degrees 45' west 475 feet to a point; thence north 28 degrees 15' east 900 feet, more or less, to the corner of Lots Nos.3 and 4 on an un-recorded plan of the M.W.Brown Farm; thence with the south boundary of lot No.3, north 85 degrees east 147 feet to the point of beginning, containing 5.77 acres, more or less. Being the same property conveyed to Thomas Meron Hardison and wife, Clara Hardison, by deed from Willie Sisco and wife, Mary Sisco, of record in book 1815, page 527, Register's Office Davidson County, Tennessee." (Attorneys Title Co., Guaranty No. 18407). And the same property subsequently conveyed to Sam J. Chandler, III, by deed from Sam J. Chandler, Jr. and wife, Ophelia B. Chandler, of record in book 2248, page 153, said Register's Office.

INCLUDED in the above described two (2) tracts of land and EXCLUDED from this conveyance are the following two tracts, which have been conveyed away by the said Sam J. Chandler, III, to-wit:

(a) By deed of record in book 2452, page 29, said Register's Office, dated September 28, 1955, to W.L.Bainbridge, Jr, (for opening of a road or drive):

"Being land in the 13th, formerly the 21st Civil District Davidson County, Tennessee, and being part of lot No.3 and Tract No.1 on an unrecorded plan of Lots of the M.W.Brown Farm, lying east of the T.C.Railroad and more particularly described as follows:
BEGINNING at a point in the center line of Hydes Ferry Pike, the common corner of Lots 3 and 4 of said Plan, said point of

PG 156