52533

WARRANTY DEED

FROM

P. M. CHAFFIN, ET UX

TO

JOHN A. RAMSEY, JR. ET AL

REGISTER'S OFFICE

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 19 day of Sept A.D. 1957

at 11:05 o'clock A. M.

Noted in Book 88 Page 688

Recorded in Book Page

Recording Fee $ 2.00

County Register

By Deputy Reg.

Published by

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE
CORPORATION
of Richmond, Virginia

HOFSTETTER & HOFSTETTER, ATTYS.

TENNESSEE TITLE COMPANY

For and in Consideration of the sum of TEN AND 00/100----------

----------($10.00)----------DOLLARS

cash in hand to us paid by John A. Ramsey, Jr. and R. H. Daugherty, the receipt of all of which is hereby acknowledged, and the assumption and agreement to pay by the said John A. Ramsey, Jr. and R. H. Daugherty, of all of the obligation assumed by us in a deed made to us by Goodloe S. Chaffin and wife, of record in Book 2547, page 69, Register's Office for Davidson County, Tennessee, to pay a certain vendor's lien note described in the installment deed from H. B. Alexander and wife, to Goodloe S. Chaffin and others, of record in Book 2139, page 18, Register's Office for said County,



we, P. M. Chaffin and wife, Ruby Chaffin,
have bargained and sold, and by these presents do transfer and convey unto the said

John A. Ramsey, Jr. and R. H. Daugherty, their

heirs and assigns, all of our right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being part of Lot No. 12 on the Plan of H. B. Alexander's Subdivision of the Byron Martin property, as of record in Book 1130, page 46, Register's Office for said County, described as follows:

BEGINNING on the Easterly margin of Harding Road at the corner of Lots Nos. 11 and 12; thence with the line between said two lots, Eastwardly 125 feet; thence southwardly and parallel with Harding Road 35 feet; thence Westwardly 125 feet to the Easterly margin of Harding Road; thence with said road Northwardly 35 feet to the beginning.

Being the same interests conveyed to P. M. Chaffin and wife, Ruby Chaffin, by deed from Goodloe S. Chaffin and wife, of record in Book 2547, page 69, said Register's Office.

This conveyance is made subject to an easement for telephone lines of record in Book 1207, page 547, and to a perpetual easement of ingress and egress of a strip of land 9 feet wide, 35 feet long in the rear of the property in question, and also a perpetual easement for ingress and egress across a strip of land 12 feet wide, 125 feet long lying immediately Southwest of the property in question, and restrictive covenants, all of which are described in deed of record in Book 2139, page 18, Register's Office for said County.