BK 2699

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS and other valuable considerations defined in Bill No. 57-234, as approved by the Mayor and City Council of the City of Nashville, Tennessee, on August 24, 1957, I, Nan Isbell Roberts, a widow, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto the City of Nashville, a municipal corporation, hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly property line of the Roberts tract, said point being 42.4 feet south of the northerly property line of Lot No. 19, Cliffdale Subdivision, fronting on Cliffdale Road; thence bearing north 4 degrees, 15 minutes east 200 feet to a point; thence bearing north 84 degrees and 33 minutes west 175 feet to a point; thence bearing south 4 degrees, 15 minutes west 87 feet to a point; thence bearing south 50 degrees, 3 minutes west 53.9 feet to a point; thence bearing south 62 degrees, 46 minutes east 42 feet to a point; thence bearing south 48 degrees, 23 minutes east 100.2 feet to a point; thence bearing south 84 degrees, 33 minutes east 96 feet to the point of beginning.

All in accordance with "survey of access easement and tract for City of Nashville (tract near Donelson, Tennessee"), as made by Z. J. Wilkinson, Surveyor, dated September 11, 1957.

Being part of the same property conveyed to A. H. Roberts, Jr. and wife, Nan I. Roberts, by deed from A. H. Roberts and wife, Mary Edwards Roberts, of record in Book 1040, page 54, R.O.D.C., Tennessee.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds herself, her heirs, successors and representatives, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

In Witness hereof, the Grantor has hereunto set her hand on this the 1st day of October, 1957.

PG 507