K 2734

WARRANTY DEED

For and in consideration of the sum of ONE DOLLAR

($1.00) DOLLARS

CASH IN HAND AND OTHER GOOD AND VALUABLE CONSIDERATION TO US THIS DAY PAID BY A.D. SNYDER AND WIFE, VIRGINIA SNYDER, THE RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, CECIL COLLINS AND WIFE, MARGARET COLLINS

have bargained and sold, and by these presents do transfer and convey unto the said A.D. SNYDER AND WIFE, VIRGINIA SNYDER

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

BEGINNING AT A 15" HICKORY TREE, THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED EXCLUDED FOUR ACRES MORE OR LESS TRACT OR PARCEL;

SAID POINT OF BEGINNING BEING LOCATED SOUTH 73 DEGREES 30 MINUTES WEST 530 FEET FROM A 36" SWEET GUM IN THE EAST BOUNDARY LINE OF CECIL COLLINS' PROPERTY; RUNNING THENCE SOUTH 44 DEGREES 15 MINUTES WEST 80 FEET TO A 12" WALNUT; THENCE SOUTH 46 DEGREES 30' WEST 165 FEET TO A 12" HICKORY; THENCE SOUTH 62 DEGREES 45' WEST 95.4 FEET TO A 12" HICKORY; THENCE NORTH 58 DEGREES 15' WEST 207 FEET TO A 15" HICKORY, THENCE NORTH 56 DEGREES 0' WEST 489 FEET TO AN 8" WHITE OAK; THENCE NORTH 43 DEGREES 15' EAST 96 FEET TO A 10" HICKORY; THENCE SOUTH 75 DEGREES 0' EAST 274 FEET TO A 30" HICKORY; THENCE SOUTH 79 DEGREES 15' EAST 329 FEET TO AN 18" SUGAR TREE; THENCE SOUTH 78 DEGREES EAST 15' EAST 103 FEET TO A 7" WALNUT; THENCE SOUTH 45 DEGREES 45' EAST 126 FEET TO A 15" HICKORY, THE POINT OF BEGINNING; AND BEING A PART OF THE SAME PROPERTY CONVEYED BY DEED TO CECIL COLLINS ET UX., OF RECORD IN BOOK 2491, PAGE 177, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTORS GRANT UNTO THE GRANTEES HEREIN A THIRTY FOOT RIGHT OF WAY FOR INGRESS AND EGRESS TO THE EXISTING ROADWAY SHOWN ON THE SURVEY OF GRANTORS' LAND PREPARED BY HICKERSON-MILLER, SURVEYORS, DECEMBER 6, 1957, TO WHICH REFERENCE IS HERE MADE.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A.D. SNYDER AND WIFE, VIRGINIA SNYDER

THEIR heirs and assigns, forever.

And WE do covenant with the said A.D. SNYDER AND WIFE, VIRGINIA SNYDER that WE ARE lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And WE, CECIL COLLINS AND WIFE, MARGARET COLLINS do further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to the said land to the said A.D. SNYDER AND WIFE, VIRGINIA SNYDER

THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 9TH day of JANUARY, 19 58

Cecil Collins

Margaret E. Collins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J.J. LUTIN, a Notary Public in and for said County and State, the within named CECIL COLLINS AND WIFE, MARGARET COLLINS

the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 9TH day of JANUARY, 19 58

My commission expires 10-20-59

J.J. Lutin
Notary Public

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