71304

WARRANTY DEED

FROM

Dave E. Nichols et ux.

TO

Alonzo Spain et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day
of FEB A.D. 1958
at 11:15 o'clock A M.
Noted in Book 89 Page 632
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By ___ Dep. 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 Ten and no/100 - - - - - - ($10.00) - DOLLARS

cash in hand paid by Alonzo Spain and wife, Annie M. Spain, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Dave E. Nichols and wife, Earl B. Nichols,

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

Alonzo Spain and wife, Annie M. Spain, their

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

Being in the 14th, formerly the 24th, Civil District of said County and State, being part of the tract marked "Sold to R. D. Marshall" on the plan of the lands sold in the cause of W. W. Eartham, Executor, et al, Vs. E. A. McCord, et al., Rule No. 38136 of the Chancery Court at Nashville, Tennessee, a copy of said plan being of record in Plat Book 3, page 16, of said Chancery Court, and also being known as part of Tract No. 13 on the map of the property known as the Bob Marshall Farm, not of record and described according to a survey made by C. J. Carney, Surveyor, January 11, 1958, as follows:
Beginning at a spike in the center of Old Hickory Boulevard at the southeast corner of Tract No. 14 on said unrecorded map conveyed to John W. Tucker and wife, by deed from George P. and William H. Howell, of record in book 2396, page 151, Register's Office for said County, being the corner of Tracts Nos. 13 and 14; thence with said Tucker's eastern boundary line, being the line between said Tracts Nos. 13 and 14 north 19° 20' east 891.2 feet to a pin; thence south 58° 20' east 102.4 feet to a pin; thence south 19° 20' west 871.2 feet to the center of said Boulevard; thence with same north 58° 20' west 102.4 feet to the beginning, containing 2 acres, more or less.
Being part of the real property conveyed to Dave E. Nichols and wife, Earl B. Nichols by deed from Earnest A. Woodroof, Sr. and wife, of record in book 1849, page 429, said Register's Office.

This conveyance is made subject to easement granted Southern Bell Telephone and Telegraph Company of record in Book 875, page 12, and Book 756, page 542, Register's Office for Davidson County, Tennessee, for telephone purposes.