K 2811

For and in consideration of the sum of

Five Hundred and No/100 ---------- DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged,

We, F. A. Nichols and wife Virgel Nichols

have bargained and sold, and by these presents do transfer and convey unto the said Henry Garrett Tate and wife Francis Louise Tate, their

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

According to a survey made by H. Gee, Surveyor, and dated September 15, 1958 and more particularly described as follows;

Beginning at a point 1.7 feet N.E. of a fence parallelling the Tennessee Central Railroad right-of-way, thence S. 28 degrees 34' W. 235.0' to an iron pin; thence S. 50 degrees 20' E. 500.3' to an iron pin; thence N. 32 degrees 56' E. 232.2' to an iron pin; thence N. 50 degrees 20' W. 518.2' to the point of beginning, containing 2.7 acres, more or less.

Being part of the same property conveyed to F. A. Nichols by deed from Life and Casualty Insurance Company of Tennessee, Incorporated, of record in Book 989, page 135, R.O.D.C., Tennessee.

Grantees herein are granted an easement of ingress and egress to the following described property:

Beginning at the Southeast corner of the 2.7 acres hereinabove referred to and thence with the Tennessee Central R.R. line S. 50 degrees 20 minutes, E. 421.2 feet to the West line of Pitts Avenue thence with the West line of Pitts Avenue S. 28 degrees 34 minutes W. 14 feet thene N. 50 degrees 20 minutes W. 432.9 feet perrallel with R.R. line to the Easterly line of the 2.7 acres, thence N. 32 degrees 56 minutes E. 14 feet to the beginning.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Henry Garrett Tate et ux Francis Louise Tate, their heirs and assigns, forever.

And we do covenant with the said Henry Garrett Tate et ux Francis Louise Tate 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, F. A. Nichols and wife Virgel Nichols do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Henry Garrett Tate et ux Francis Louise Tate, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 27th day of October 1958

F. A. Nichols

Virgel Nichols

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. K. C. Gross, a Notary Public in and for said County and State, the within named F. A. Nichols and wife Virgel Nichols 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 27th day of October 1958

Commission expires June 6, 1959

Mrs. K. C. Gross
Notary Public

WARRANTY DEED
FROM F. A. NICHOLS ET UX
TO GARRETT TATE AND WIFE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 29 day
A.D. 1958 at 9:07 o'clock A.M.
and recorded in Book 3665 Page 200
Witness my hand and seal of office
JAMES P. WILSON, Register
By [illegible]

3665

G. C. Compa
Home City Title Insurance Co
American Trust Building
6 W. Cor. Third & Union
NASHVILLE, TENNESSEE

G 159