20509

WARRANTY DEED

FROM

Lucy C. Fontaine, et al

TO

Dan S. Richardson

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 19 day of FEB A.D. 1959 at 12:22 P.M.
Noted in Book 42 Page 323
Recorded in Book Page
Recording Fee $2.25
JAMES P. WILSON, Register
By M. M. Smith Dpt. Reg.

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HVILLE, TENNESSEE



For and in Consideration of the sum of Two Thousand, One Hundred Four and no/100 ($2,104.00) DOLLARS cash in hand paid by Dan S. Richardson, receipt of which is hereby acknowledged,

we, Lucy C. Fontaine, a widow, Sarah F. Jillson and J. Daniel Fontaine being the widow and all heirs of James D. Fontaine, deceased, have bargained and sold, and by these presents do transfer and convey unto the said Dan S. Richardson his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of lot No. 16 on the Map of Sarah A. McIntosh's Subdivision of record in book 332, page 71, Register's Office for said County, being lot No. 3 on the Map of Fontaine Subdivision of said lot No. 16 not of record, described according to a survey made by N. E. Cummings, Surveyor, as follows:

Beginning in the center ofBuena Vista Pike 20.4 feet southerly from the southeast corner of that part of lot No. 2 on said unrecorded plan conveyed to James J. Binkley and wife, by deed from William Z. Fontaine and wife, of record in book 2088, page 519, said Register's Office, being the corner of lots Nos. 2 and 3 on said unrecorded plan; thence with the line between said lots Nos. 2 and 3 on said unrecorded plan south 58 degrees west 1,038 feet; thence south 22½ degrees east 150 feet to the corner of lots Nos. 3 and 4 on said unrecorded plan; thence with the line between said lots Nos. 3 and 4 north 66-1/4 degrees east 980 feet to the center of said Pike; thence with same northwestwardly 310 feet to the beginning, containing 5.26 acres, more or less.

Being the same real property conveyed to James D. Fontaine by deed from M. Courtney Fontaine, et al, dated September 20, 1946, filed October 23, 1946, and recorded in book 1361, page 401, said Register's Office, the said James D. Fontaine having since died.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dan S. Richardson his heirs and assigns, forever.

And we do covenant with the said Dan S. Richardson 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., except for taxes for the year 1959 which are assumed by purchaser.