K 2881

Book [illegible] Page 455

WARRANTY DEED

FROM

H. A. Swift, et ux

TO

Clark Gower, et al

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day
of MAR A.D. 1959
at 2:17 o'clock P.M.
Noted in Book 92 Page 520
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible]

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 fifty thousand and no/100----------
----------($50,000.00)----------DOLLARS
of which sum $24,845.34 has been paid in cash, the receipt of which is hereby acknowledged, and subject to the unpaid balance of $25,154.66 of a note in the original amount of $28,200.00, secured by a deed of trust executed by H. A. Swift and wife, Margaret Craig Swift to G. F. Cole, Jr. , Trustee, dated October 16, 1957, filed October 17, 1957, and recorded in book 2674, page 158, Register's Office for Davidson County, Tennessee,

we, H. A. Swift and wife, Margaret Craig Swift
have bargained and sold, and by these presents do transfer and convey unto the said Clark Gower and wife, Leona Sanders Gower and H. L. Pratt and wife, Lillian Carson Pratt, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being part of lots Nos. 1 and 2 on an unrecorded map of J. W. Harris, Clark Home Place, being lot No. 6 as shown on a survey made by Z. J. Wilkinson, Surveyor, October 22, 1954, and December 12, 1955, as follows:
Beginning on the westerly margin of Dickerson Pike at the northeast corner of the property conveyed to Pan-Am Southern Corporation, by deed from Jesse J. Jones, et al, of record in book 2438, page 411, Register's Office for said County; thence with said Dickerson Pike; north 3° 51' west 96.5 feet to the southeast corner of lot No. 7 on said survey; thence with the line between lots Nos. 6 and 7, south 87° 45' west 370.4 feet to an iron pin; thence south 43° west 135.45 feet; more or less, to the northerly margin of a 12-foot private drive; thence with the same, north 88° 48' east 318 feet, more or less, to the northwest corner of the said Pan-Am Property; thence with said Pan-Am northern boundary line, north 86° 31' east 150 feet to the beginning.
Said property was conveyed to Margaret Craig Swift by deed from Hershal Swift, dated November 10, 1954, filed November 17, 1954, and recorded in book 2332, page 480, and to H. A. Swift and wife, Margaret Craig Swift, by deed from Jesse J. Jones and wife, dated February 11, 1956, filed February 13, 1957, and recorded in book 2637, page 396, said Register's Office.
This conveyance is made subject to an easement for water line along southerly portion of lot No. 6 of record in book 2535, page 511 and

PG 455