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WARRANTY DEED

FROM

P. H. STEVENS

TO

KENNETH STEVENS AND WIFE, GLADYS STEVENS.

The Guaranty Title Co.

Titles Guaranteed

Abstracts of Titles

225 Third Ave., North
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day
APR A.D. 1959 M.
Noted in book Page
Recorded in book Page
Receiving Fee $2.50
JAMES P. WILSON, Register

WARRANTY DEED — J. R. WEST FORM — THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of Three Hundred and Fifty ($350.00) DOLLARS cash in hand paid to the undersigned grantor, the receipt of which is hereby acknowledged, I, THE UNDERSIGNED P. H. STEVENS, A WIDOWER,

have bargained and sold, and by these presents do transfer and convey unto KENNETH STEVENS AND HIS WIFE, GLADYS STEVENS, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being located in the 8th Civil District of Davidson County, Tennessee, on the north side of the Charlotte road, and being more particularly described as follows:

Beginning at an iron stake on the west side of J. A. Fisk driveway, same being the southeast corner of Kenneth Stevens home tract; thence with west side of said driveway south 12 deg. east 321 feet to point in center of the Charlotte pike;thence with said road south 74 deg. west 241 feet to a point in center of said road, (with stake in line on north margin of said road); thence leaving road going north 11 deg. and 30 minutes west 360 feet to a stake in Kenneth Stevens home tract; thence with south line of same north 85 deg. east 238.5 feet to point of beginning; containing 1.86 acres, being the same more or less, and being a part of same property conveyed to the undersigned P. H. Stevens by deed of Mattie E. Reed, and others, dated February 2, 1929, and of record in Book No. 840, Page No. 20, of the Register's Office of Davidson County, Tennessee.

But there is expressly hereby reserved from this conveyance and transfer, all water rights now enjoyed by the grantor in and to the spring located on the above described tract of land, together with easement for the water line as now located on the same; and there is also hereby reserved from this conveyance and transfer a right of way for road fifteen (15) feet in width, located at the northern and eastern edges of the tract of land hereinabove described.

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