DO NOT PUBLISH

WARRANTY DEED

FROM

F. W. Ashburn et. ux.

30568

TO

M. S. Ross et. ux.

REGISTER'S
STATE OF TENN
DAVIDSON COUNTY
Received for record
of APR A.D.
at 2:40 o'clock
Noted in Book 92 Page 835
Recorded in Book ____ Page ____
Recording Fee $2.25
JAMES P. WILSON, Register
By

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE
FORM 103

WARRANTY DEED

For and in Consideration of the sum of One and no/loo - - - - - - - - - - - - - - - - -

- ($1.00) - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid and other good and valuable considerations paid by M. S. Ross, and wife, Hazel M. Ross, the receipt of which is hereby acknowledged. - - - - - - - - - - - - - and for a further consideration the property hereinafter described is hereby conveyed subject to the unpaid balance of two (2) lien notes described and secured in a deed from Chas. U. Coggin, Trustee, et. al. to F. W. Ashburn and wife, Ola Belle Ashburn, of record in Book 2043, Page 329 of the Registers Office for Davidson County, Tennessee. The unpaid balance, of principal, of each note, as of May 15th, 1954 being $273.14 or a total of $546.28.

- - - - - - We, F. W. Ashburn, and wife, Ola Belle Ashburn - - - - - - - - - - - -

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

- - - - - - - - - - - - M. S. Ross, and wife, Hazel M. Ross - - - - - - - - - - - - - - -

- - - - - - - - - - - - - their - - - - - - - - - - - - - - heirs and assigns, a certain tract or parcel of

land in Davidson County, State of Tennessee, described as follows, to wit: - - - - - - - - - - - - - - -

Located and being in the Eleventh (11th) Civil District of said County, and being more particularly described as follows to wit: - - - - - - - - - - - - - - - - - - -

-----Beginning at points marked with iron pins in the westerly margin of Pawnee Trail, on the map or plan of Nawakwa Hills, dated April 3rd, 1930, and recorded November 15th 1930, in Book 843, Pages 36 and 37, Register's Office for Davidson County, Tennessee. -

-----Tract No. 1: Said point of beginning being in the westerly margin of said Pawnee Trail, marked with an iron pin 403.7 feet, more or less, (Northerly with the westerly margin of said Pawnee Trail) from the southwest corner and terminus of Pawnee Trail, as shown on said plan of Nawakwa Hills; thence south 70 degrees, 20' W. 150 feet, more or less, to a point marked with an iron pin; thence northerly with a curve to left (R-776') 41.9 feet, to a point marked with an iron pin; thence N. 67 degrees, 14' E. 150 feet, more or less, to a point marked with an iron pin in the westerly margin of said Pawnee Trail; thence southerly with a curve to the right (R-926') and the westerly margin of said Pawnee Trail, 50 feet to the point of beginning.--------

-----Tract No. 2: Said point of beginning being in the westerly margin of said Pawnee Trail, marked with an iron pin 453.7 feet, more or less, (Northerly with the westerly margin of said Pawnee Trail) from the southwest corner and terminus of Pawnee Trail, as shown on said plan of Nawakwa Hills; thence south 67 degrees,14' W. 150 feet, more or less, to a point marked with an iron pin; thence northerly with a curve to left (R-776') 41.9 feet, to a point marked with an iron pin; thence N. 64 degrees, 09' E. 150 feet, more or less, to a point marked with an iron pin, in the westerly margin of said Pawnee Trail; thence southerly with a curve to the right (R-926') and the westerly margin of said Pawnee Trail 50 feet to the point of beginning.-------------

-----Said two (2) tracts or parcels of land above described, being the same property conveyed to the undersigned F. W. Ashburn, and wife Ola Belle Ashburn, by Chas. U. Coggin, Trustee, as of record in Book 2043, Page 329, Registers Office for Davidson County, Tennessee.---