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TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ Ten and No/100 ----------
----------($10.00) ----------DOLLARS
Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, we,

EARL HUTCHESON AND BEN WEST, as Trustees under the Will of William Frank Hagey, deceased,

have bargained and sold, and by these presents do transfer and convey unto the said Walter Reed Capps a one-half undivided interest, James H. Fristoe one-fourth undivided interest and Reese L. Smith, Jr., one-fourth undivided interest,

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

Land in Davidson County, Tennessee, being part of Tract No. 9 on the Map of the subdivision of the lands of G. W. Ankenbauer Estate, as divided in Chancery Court Under Rule No. 65611, and described partly according to a copy of a survey thereof made by John M. Sullivan, County Surveyor, July, 1948, as follows:
BEGINNING at a point 200 feet west of the westerly margin of 28th Avenue North; thence along the right-of-way of U. S. Highway 41-W, North 56° 39' West ____feet to the low water mark of the Cumberland River; thence with the low water mark of said river, South 30° 27' West 973 feet to a point; thence South 76° 23' east along an old fence row and tree line to a point 200 feet west of the westerly margin of 28th Avenue; thence north and parallel to the westerly margin of 28th Avenue North to the point of beginning, containing an estimated 26 acres.
Being property vested in Earl Hutcheson and Ben West, as Executors and Trustees under the Will of William Frank Hagey, deceased, of record in Will Book 64, page 332, said Register's Office.
TOGETHER with a right-of-way 25 feet in width across the remaining property of the grantors, running from the southeast corner of the land herein described to the westerly margin of 28th Avenue North and for the purpose of installation of a roadway and utilit line and is along the southerly line of the grantors remaining property.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter Reed Capps, James H. Fristoe and Reese L. Smith, Jr.
their heirs and assigns, forever.

And we do covenant with the said Walter Reed Capps, James H. Fristoe and Reese L. Smith, Jr. 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 1959 taxes to be prorated and paid by Seller.
And we, Earl Hutcheson and Ben West, as Trustees under the Will of William Frank Hagey, deceased, do further covenant and bind ourselves, our ~~heirs~~ successors and representatives, to warrant and forever defend the title to the said land to the said Walter Reed Capps, James H. Fristoe and Reese L. Smith, Jr., their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 15th day of September, 19 59

Earl Hutcheson, Trustee.

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Aileen Conway, a Notary Public in and for said County and State, the within named Earl Hutcheson and Ben West, as Executors and Trustees under the Will of William Frank Hagey, deceased,
the bargainors 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 Nashville, Tennessee, this 15th day of September, 19 59.

Commission expires 4/25/60

Aileen Conway
Notary Public

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