BK 2992

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

- - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by CLARENCE A. ADAMS, AND WIFE, ANNIE LOU ADAMS

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

MARY F. CALDWELL

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being in the 7th Civil District of Davidson County, Tennessee, in the City of Oak Hills, and being the easterly part of a tract marked "RESERVED" and the westerly part of a lot marked "MARY F. CALDWELL", as shown on the Plan of the 1st Addition of Brookhaven Estates, a plan of which is of record in Book 2133, page 49, Register's Office for said County, which is entitled "Revision and Addition of Brookhaven Estates," and described according to a survey made by Z. J. Wilkinson, Surveyor, dated June 15, 1959, as follows: BEGINNING at a point in the original easterly line of the Old Glendale Carline Right of Way, now abandoned, said point being North 83° 18' West 30.587 feet west from the concrete monument in the south margin of Caldwell Lane, shown on the plan of record in Book 2133, page 49, and being at the east margin of said Reserved tract and the west corner of the Caldwell Lands; thence with the south margin of Caldwell Lane, North 82° 45' East 120 feet to a point; thence South 7° 15' East 210 feet to the north line of lots in Brookhaven Estates, as shown on the plan of record in Book 1835, pages 49, 50 and 51, Register's Office; thence along the north line of said Subdivision and said Subdivision Revised by the plan of record in Book 2133, page 49; South 81° 28' West 294 feet to a point in the original east line of said Glendale Car Line Right of Way; said point being 31.3 feet west of the concrete monument at the southwest corner of said Mary F. Caldwell Lot, shown on the plan of record in Book 2133, page 49, Register's Office; in the north line of Lot No. 77 on said Brookhaven Estates; thence North 31° 30' East along the original east line of the old Car Line Right of Way, parallel to the east line of the Presbyterian Church Property 277.5 feet to the point of beginning, containing 1 acre more or less.

Being part of the property conveyed to Mary F. Caldwell, by deed from Winston Caldwell, as of record in Book 762, page 131, said Register's Office; and being the same property conveyed to Mary F. Caldwell, by deed from Paramount Homes, Inc., as of record in Book 2964, page 329, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2nd day of November 19 77.

Mary F. Caldwell
Mary F. Caldwell

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