K 2994

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and 00/100 - ($10.00) - - - - - - - - - - - - - - - - DOLLARS cash in hand paid by John T. Crain and wife, Helen S. Crain, and other good and valuable consideration, receipt of which is hereby acknowledged,

I, Esther Oldham Faust, a widow, have bargained and sold, and by these presents do transfer and convey unto the said John T. Crain and wife, Helen S. Crain 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 City of Belle Meade, Davidson County, Tennessee and being Lot No. 1 on the Plan of the Esther Oldham Faust Subdivision, of record in Book 2900, page 53, Register's Office for Davidson County, Tennessee, same being a resubdivision of part of Lot Nos. 31, 32, 33, 34 and all of Lot 35 on the plan of A. M. Bransford Subdivision of record in Book 421, page 139, said Register's Office, and more particularly described as follows:

Beginning at an iron pin at the intersection of the west margin of Deer Park Circle with the north margin of Deer Park Drive; thence, westerly 282.25' with a curve to the left having a radius of 1300' (ft.) and a chord of N 72 degrees 03' 45" W, 281.70' to an iron pin in the north margin of said Deer Park Drive, thence, continuing westerly and with a curve to the left having a radius of 6300'(ft.) 34.07' to a concrete monument, thence, N 19 degrees 20' E, 179.00' to a concrete monument, thence, S 75 degrees 18' E, 105.00' to an iron pin, thence, N 21 degrees 45' E, 171.70' to an iron pin in the south margin of Deer Park Circle, thence, southerly with the margin of Deer Park Circle and a curve to the right 228.23', said curve having a radius of 200.00' and a chord of S 26 degrees 59'30" E, 216.10' to an iron pin, thence, S 50 degrees 42' W, 203.96' to the point of beginning, containing 1.65 acres more or less.

Being the same property conveyed to Esther Oldham Faust by deed from J. H. Faust of record in Book 2945, page 581, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John T. Crain and wife, Helen S. Crain their heirs and assigns, forever.

And I do covenant with the said John T. Crain and wife, Helen S. Crain that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Esther Oldham Faust, a widow, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said John T. Crain and wife, Helen S. Crain their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 19th day of November, 19 59

Esther Oldham Faust

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