BK 3069

82660

WARRANTY DEED

FROM

CHARLES A. WHEELER

TO

LEWIS E. GAINES

TO

LEWIS GAINES, TRUSTEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 4 day
of MAY A.D. 1960
at 2:00 o'clock P.M.
Noted in Book 4 Page 457
Recorded in Book 2823 Page
Recording Fee $
JAMES P. WILSON, Register
By Deputy

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.

WARRANTY DEED — **ATTORNEYS TITLE COMPANY**

For and in Consideration of the sum of Thirty Nine Thousand Five Hundred Seventy-Seven & 80/100 - - - - - - - - - - - -$39,577.80) - - - DOLLARS paid and to be paid as follows:

$9,577.80 of which has been paid in cash by Lewis Gaines, Trustee, to Lewis E. Gaines and CharlesA. Wheeler, the receipt of which is hereby acknowledged, and for the remaining $30,000.00, the said Lewis Gaines, Trustee, assumes the payment of a lien note outstanding against theproperty hereinafter described, as set forth in a deed from Ethel M. Wells, and husband to CharlesA. Wheeler and Lewis E. Gaines, dated October 30, 1959 and recorded in book 2992, page 350, Register's Office of Davidson County, Tennessee, which original note upon its face calls for the payment of $36,577.80, payable in six annual installments and on which said note there remains, as of the date of this instrument an unpaid principal balance in the amount of $30,000.00; the said Charles A. Wheeler, and Lewis E.Gaines,

have bargained and sold, and by these presents do transfer and convey unto the said Lewis Gaines, Trustee, his secessors in trust,

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

Land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, described according to a survey made by J. R Wauford & Co., Consulting Engineers, October 13, 1959, as follows:
Beginning at an iron pin on the northerly margin of Brick Church Lane at the intersection of the eastern boundary line of the property conveyed to John J. Butterworth, Jr. and wife, by deed from Fred J. Cobb and wife, of record in Book 2884, page 45, Register's Office for said County, and the northerly margin of said lane; thence with the eastern boundary line of said Butterworth property and the eastern boundary line of the property conveyed to Fred J. Cobb and wife, by deed from E. D. Wells and wife, of record in book 2882, page 267, said Register's Office, north 13 deg. 37' east 779.7 feet to an iron pin at said Cobb's northeast corner; thence with said Cobb's line north 76 deg. 29' west 114.5 feet to an iron pin; north 13 deg. 29' east 89.4 feet to an iron pin, and north 88 deg. 12' west 685.6 feet to an iron pin at said Cobb's northwest corner, being in the eastern boundary line of the Duke property; thence with said Duke's eastern boundary line north 0 deg. 47' east 896.7 feet to an iron pin in the southern boundary line of the One Oil Company's property; thence with same south 87 deg. 53' east 2,534.9 feet to an iron pin on the westerly margin of Brick Church Pike; thence with same south 26 deg. 23' west 382.3 feet to the northeast corner of the property conveyed to G. O. Hudson and wife, by deed from Ethel M. Wells and husband, of record in book 2807, page 225, said Register's Office; thence with said Hudson's line north 34 deg. 52' west 14.8 feet to an iron pin in a 30-inch hackberry tree, south 55 deg. 58' west 154 feet to a stake; south 53 deg. 23' west 191.8 feet to a stake, and south 30 deg. 43' west 244 feet to an iron pin at the northeast corner of the property conveyed to John W. Wilburn and wife, by deed from Ethel M. Wells and husband, of record in book 2927, page

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