K 3071

WARRANTY DEED

For and in Consideration of the sum of eight thousand, eight hundred and no/100 ----------($8,800.00)---- DOLLARS cash in hand paid by Chester Maxwell and wife, Flora Maxwell, the receipt of which is hereby acknowledged,

Emma Battle, Clarence Collins, Jr., Jennie Ewing, Robbie Goolsby, Charles T. Hill, Ruth Hicks, Clarissa Jenkins, J. E. Maxwell, Louella Maxwell Pratt, Mary Dean Maxwell Lewis, Matthew O. Maxwell, Mary Elizabeth Reeves, Georgia Rucker, Maggie Rucker, Carrie Stratton, Joyce Sweeney and Mannie Whitlow, being the only heirs-at-law of Fount Maxwell and wife, Julia Maxwell, deceased,

have bargained and sold, and by these presents do transfer and convey unto the said Chester Maxwell and wife, Flora Maxwell, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1:
A tract of land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, being part of lot No. 8 on the Plan of the subdivision of part of the Easley Lands, as of record in Plan Book No. 1, page 24, of the Chancery Court at Nashville, described as follows;
Beginning at a point in the center of Old Nolensville Road south 26° west 12 feet from the southeast corner of the property conveyed to John C. Jenkins, Jr., et al, by deed from Robert B. Taylor and wife, of record in book 2884, page 245, Register's Office for said County, being 12 feet southeast of the northeasterly margin of New Nolensville Road; thence north 26° east 178 feet to a point in the south line of the property conveyed to Fount Maxwell by deed from William Warren, et al, of record in book 562, page 457, said Register's Office; thence with same south 64° east 210 feet to the northwesterly margin of a 12-foot Avenue, now called Taylor Road; thence with same south 6° west 128 feet to the center of said Old Nolensville Road; thence with same north 64° west 296.5 feet to the beginning.
Being part of the real property conveyed to Mary Hill, Martha Collins, Mannie Whitlow, Maggie Rucker, Georgia Rucker, Emma Battle, Jennie Ewing, J. E. Maxwell, Ruth Hicks, a one-twelfth interest each, and to Mary Dean Maxwell and Louella Maxwell, a one-twenty fourth interest each, and to Matthew O. Maxwell, a two-twelfths interest by deed from Fount Maxwell and wife, Julia Maxwell, dated December 8, 1943, filed December 8, 1943, and recorded in book 1260, page 564, Register's Office for said County, the said Fount Maxwell and wife, reserving a

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