K 3075

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF thirty nine thousand one hundred ninety three ($39,193.00) DOLLARS of which nineteen thousand five hundred ninety six and 50/100 dollars ($19,596.50) has been paid in cash by the Grantee, A. H. Johnson, Trustee, the receipt of which is hereby acknowledged, and the remainder to be paid in equal installments of six thousand five hundred thirty-two and 16/100 Dollars ($6,532.16) at the intervals of one, two and three years from the date hereof together with interest on the unpaid balance at the rate of five and one half per centum per annum until paid, and in the event of default of the payment of any installment of principal and interest when due the whole remaining unpaid balance may be declared immediately due at the option of the Grantor, with the Grantee having the option of paying any part of said unpaid balance with interest at any time prior to the due date of any installment, and to secure the payment of said indebtedness, both principal and interest, a lien is expressly retained on the land herein conveyed, William Dewitt Dodson

has bargained and sold, and by these presents does transfer and convey unto the said A. H. Johnson, Trustee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, being part of Lot No. 3 in the partition of the W. C. Dodson Land, assigned in said partition to Paul J. Dodson, as of record in book 247, page 418, described according to a survey made by J. R. Wauford and Company, May 31, 1960, as follows:

Beginning at an iron pin in the southeasterly margin of U. S. Highway 70 North at the northeast corner of the property conveyed to W. C. Dodson by deed from T. M. Dodson et al, as of record in Book 1272, page 519, said Register's Office; thence with W. F. Akin's line south 19 degrees 48' east 1394.58 feet to an iron pin and post; thence with the same south 77 degrees 03' west 450.76 feet to an iron pin and post; thence with the same south 33 degrees 27' east 251.59 feet to an iron pin; thence with the same south 41 degrees 40' east 476.57 feet to an old iron pin; thence with M. W. Dodson, Jr. and H. D. Dodson's northerly line south 88 degrees 36' east 807.76 feet to an iron pin; thence with F. A. Harwell's and L. M. Baker's westerly line north 19 degrees 25' west 1407.84 feet to an iron pin; thence with said Baker's line south 63 degrees 56' west 9.1 feet to an iron pin; thence with said Baker's and Pride's westerly line north 22 degrees 14' west 1437.4 feet to the southeasterly margin of said Highway; thence with the same south 22 degrees 47' west 711.15 feet to the beginning.

Said property was devised to William Dewitt Dodson by will of Mrs. Mayhew Dodson, deceased, dated June 5, 1953, probated February 13, 1957, and recorded in Will Book 69, page 312, County Court for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A. H. Johnson, Trustee, his successors and assigns, forever.

William Dewitt Dodson does covenant with the said A. H. Johnson, Trustee, that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for taxes for the year, 1960, which are to be assumed by the Grantee.

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