BK 3098

WARRANTY DEED

FROM 91552

LEON P. ZIBART, ALLAN W. ZIBART ET UX,
JOY ZIBART, AND CARL F. ZIBART ET UX,
TO GRACE ZIBART

ELLISTON PROPERTIES, INC., a
Tennessee Corporation

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day of JUL. A.D. 1960 at 12:15 o'clock P.M.
Noted in Book 76 Page 202
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____

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

For and in Consideration of the sum of ($70,000.00)- - - - - - - - - - - - - - - - - -

SEVENTY THOUSAND & NO/100- DOLLARS

Cash in hand paid by Elliston Properties, Inc., a Tennessee Corporation, the receipt of which is hereby acknowledged,

We, Leon P. Zibart (a widower), Allan W. Zibart and wife, Joy Zibart, and Carl F. Zibart and wife, Grace Zibart,

have bargained and sold, and by these presents do transfer and convey unto the said

ELLISTON PROPERTIES, INC., a Tennessee Corporation

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

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Being part of Lots Nos. 3, 12 and 13 in Farrell's re-subdivision of certain lots in Yandell's subdivision of part of the Elliston Property, described according to a survey thereof made by W. B. Southgate, Surveyor, on July 26, 1927, as follows:

Said Lot No. 3 is described as follows: Beginning at a point in the northerly margin of Elliston Place, formerly Harding Pike, at the common corner of Lots Nos. 2 and 3; running thence northwardly with the line between lots Nos. 2 and 3, 173 feet 6 inches to the southerly margin of an alley; thence with the same eastwardly 55 feet to an iron pin, the common corner of Lots Nos. 3 and 12; thence southwardly with the line between said two lots, 160.5 feet to the northerly margin of said Elliston Place; thence with the same westwardly 56.3 feet to the beginning.

Said Lot No. 12 is described as follows: Beginning at a point in the northerly margin of Elliston Place, formerly the Harding Pike, at the common corner of Lots Nos. 3 and 12; thence running northwardly with the line between said two lots, 160.5 feet to the southerly margin of an alley; thence eastwardly with the same 51 feet to a point, the common corner of Lots Nos. 12 and 13; thence southwardly with the line between said two lots, 148.7 feet to the northerly margin of Elliston Place; thence westwardly with the same, 52.6 feet to the beginning.

Said Lot No. 13 is described as follows: Beginning at a point in the northerly margin of Elliston Place, formerly Harding Pike, at the common corner of Lots Nos. 12 and 13; thence eastwardly with the northerly margin of said Elliston Place, 60.8 feet to the westerly margin of Carlyle Avenue; thence northwardly with the westerly margin of said Carlyle Avenue, 135.1 feet to the southerly margin of an alley; thence westwardly with the same 59 feet to the common corner of Lots Nos. 12 and 13; thence southwardly with the line between said two lots, 148.7 feet to the point of beginning.

Included in the above, but excluded herefrom is the small tract of land taken by the City of Nashville under Ordinance No. 469 of record in Book 2, page 328, City Clerk's Office, for the widening of Elliston Place.

Being part of the property conveyed to Celia F. Zibart by deed from Leon P. Zibart, of record in Book 1389, page 97, Register's Office for said County, the said Celia F. Zibart having since died and leaving as her heirs at law Leon P. Zibart, Allan W. Zibart, and Carl F. Zibart.

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