BK 3100

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by RUFUS ANDERSON, and other good and valuable considerations, the receipt of all which is hereby acknowledged, WE, CLEO ANDERSON and wife, Lillian M. ANDERSON, have bargained and sold, and by these presents do transfer and convey unto the said Rufus Anderson, his heirs and assigns, our one-half undivided interest in and to a certain tract or parcel of land located in the 14th, formerly 1st, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made March 17, 1959, by Harvey Lee, Surveyor, as follows:

Beginning at a point in the center line of Ewing Creek, north of the center line of Ewing Creek Road, at the northeast corner of the property owned by Davidson County Board of Education, known as the School Lot; thence with the center line of said Ewing Creek, North 65 degrees 30' East 230 feet to a point, and North 56 degrees 35' East 41.5 feet to a corner of the Omohundro Land; thence with Omohundro's easterly line, and along a fence, South 9 degrees 16' West 1280 feet to a point at a 24 inch hackberry, and continuing with said Omohundro's line, south 81 degrees 45' east 256 feet to a 12 inch hackberry, and continuing with said Omohundro's line, and along a fence, south 9 degrees 15' West 1965 feet to a twin elm at an iron pin, near a hackberry called for in deeds, in the north margin of an old lane, being Omohundro's southwest corner; thence along said old lane, North 88 degrees 40' West 413.7 feet to an iron pin in a wall, being the southwest corner of the A. P. Farrar 57.2 acre tract; thence along Farrar's line as follows: North 5 degrees 37' west 174.8 feet to a fence post, North 6 degrees 11' west 33[illegible].7 feet to a 24 inch hackberry, North 0 degrees 45' East 399.4 feet to a fence post, North 19 degrees 43' west 137.5 feet to a fence post, North 2 degrees 36' East 196.2 feet to an 18 inch locust, North 0 degrees 01' East 98.3 feet to a 6 inch elm, North 2 degrees 05' East 47.3 feet to a 4 inch elm, North 87 degrees 15' East 113.8 feet to an iron pipe, North 3 degrees 38' East [illegible] feet to a fence post at the southeast corner of [illegible] small tract being retained by Robert L. Parker (grantor in title herein to Anderson); thence along Parker's new east line North 9 degrees 23' East 776.1 feet to the southwest corner of said Davidson County Board of Education School Lot hereinabove referred to; thence with the line of same, South 82 degrees 08' East 150 feet to a fence post, and North 9 degrees 24' East 401 feet to the beginning, and containing 35.3 acres, more or less.

Included in the above description but excluded from this conveyance is property conveyed by Cleo Anderson and Rufus Anderson to Davidson County, Tennessee, of record in Book 2241, page 149, Register's Office for Davidson County, Tennessee, and described as follows:

The same being a right of way for Ewing Lane in the 14th District, Project 12-I as per plans on file in the office of the Davidson County Highway Commission, and more particularly described, as shown on the plans, as follows:

A strip of land from survey Station 111 +00 to survey Station 113 +24 having an average width of 37 feet and extending 25 feet on the left of the survey Center Line and 25 feet on the right of the Center Line and varying to one (1) foot at Station 113 +00, and containing 0.20 acres, more or less.

Being the same property conveyed to Cleo Anderson and Rufus Anderson by deed from Robert L. Parker and wife, Lena Parker, of record in Book 2042, Page 447, Register's Office for Davidson County, Tennessee.

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