BK 3134

6467

WARRANTY DEED

FROM

Grover Cleveland Sewell, et ux

TO

Gladys Arms

Filed for record this 7 day of AUGUST A.D. 1980
at 2:39 o'clock P.M. and recorded in book 2736
Recording Fee $3.00
JAMES P. WILSON, Register
By Dpt. Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of nine hundred and no/100----------
----------($900.00)----------DOLLARS
cash in hand paid by Gladys Arms, receipt of which is hereby acknowledged,

we, Grover Cleveland Sewell and wife, Mattie Louise Sewell
have bargained and sold, and by these presents do transfer and convey unto the said
Gladys Arms, her
heirs and assigns, a certain tract or parcel of
land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, September 30, 1960, as follows:
Beginning at an iron pin at the northeast corner of the property conveyed to Harry Guess by deed from Herbert D. Fyke and wife, of record in book 2346, page 69, Register's Office for said County; thence with said Guess' northern boundary line south 86° 45' west 100 feet to an iron pin; thence north 2° east 315 feet to the southerly margin of Abernath Road as dedicated by deed from S. C. Sewell and wife to Davidson County, Tennessee, of record in book 2494, page 181, said Register's Office; thence with the same south 86° east 100 feet; thence with the western boundary line of Oliver Abernathy and O. H. Abernathy south 2° west 302.4 feet to the beginning, containing .7 of an acre, more or less.
Premises were inherited by Grover Cleveland Sewell and others from J. K. Sewell, deceased, and set apart to said Grover Cleveland Sewell under partition deed between Mattie Sewell Sisk and John C. Sewell et al, dated April 4, 1936, filed July 17, 1936, and recorded in book 1003, page 355, said Register's Office.
This conveyance is made subject to an easement for electric power line on and across premises as set out in grant of record in book 787, page 27, said Register's Office.