16213

WARRANTY DEED

FROM

MARTIN R. JONES, ET UX

TO

JAMES C. BOWEN, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day
of DEC A.D. 1960
at o'clock
Noted in Book Page
Recorded in Book Page
Recording Fee $
JAMES P. WILSON, Register
By Dep. Reg.

Compliments of
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...nsurance Company
...ust Building
S. W. Co... ...hird & Union
NASHVILLE, TENNESSEE

Earl Thompson, Attorney
508 Nashville Trust Bldg.
Nashville 3, Tennessee

WARRANTY DEED

For and in Consideration of the sum of ONE DOLLAR ($1.00) - DOLLARS

cash in hand paid by James C. Bowen and wife, Bonnie J. Bowen, the receipt of which is hereby acknowledged; and for the further and other consideration, as follows:

Whereas, James C. Bowen and wife, Bonnie J. Bowen, and Martin R. Jones and wife, Christine S. Jones, heretofore owned jointly, certain real estate particularly described in Book 2811, page 531, Register's Office for Davidson County, Tennessee; and,

Whereas, Martin R. Jones and wife, Christine S. Jones, desire to convey all of their undivided interest to and in the land hereinafter particularly described, to the said James C. Bowen and wife, Bonnie J. Bowen, they having contemporaneously executed a deed to us, Martin R. Jones and wife, Christine S. Jones, for the remainder of the property;

We, MARTIN R. JONES and wife, CHRISTINE S. JONES,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES C. BOWEN and wife, BONNIE J. BOWEN, their - heirs 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, in Hadley Bend of the Cumberland River, near Old Hickory, Tennessee, being a part of the southerly part of Tract No. 19 of the Nashville Industrial Corporation Farms, not of record, described according to a survey by N. G. Jenkins, Surveyor, October 15, 1960, and described as follows:

BEGINNING at an iron pin located South 40 deg. 44' East 43.6 feet from the South margin of Claudia Drive, as shown on the survey, thence South 40 deg. 44' East 368.4 feet, plus or minus, to a monument; thence South 35 deg. 09' West 1658.3 feet, plus or minus, to the stake at low water mark of the Cumberland River, thence with the low water mark of the River as follows: North 54 deg. 26' West 223.3 feet; thence North 46 deg. 49' West 325.12 feet to an iron pin; thence leaving the river, North 41 deg. 56' East 1704 feet, plus or minus, to the beginning, containing 17.1 acres, plus or minus, together with an easement for a proposed accres road to Claudia Drive, being 15 feet wide and 43.6 feet long, and described as follows:

Beginning at an iron pin located 43.6 feet South, 40 deg. 44' East of the South margin of Claudia Drive; thence South 41 deg. 56' West 15 feet; thence North 40 deg. 44' West 43.6 feet to a point; thence in an easterly direction 15 feet to the point that would intersect the southerly margin of Claudia Drive, if extended; thence South 40 deg. 44' East 43.6 feet to the beginning.

In the event the said proposed access road or easement (15x43.6ft.) above described, to which an easement was hereby granted, is not used