BK 3217

WARRANTY DEED

THIS INDENTURE, made and entered into this 30 day of March, 1961, by and between G. T. SCOTT and CLARA SCOTT, husband and wife, of the County of Davidson, State of Tenn., Parties of the First Part, and G. T. SCOTT, JR., of the County of Davidson, State of Tenn., Party of the Second Part:

WITNESSETH: THAT for the consideration hereinafter expressed, the said Parties of the First Part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said Party of the Second Part the following described real estate situated in the sixth Civil District of Davidson County, Tennessee, described according to a survey by Barge, Waggoner and Sumner, Inc., engineers, dated October 1st, 1956, as follows:

Beginning at an iron pin at the intersection of the westerly line of Hackworth Street and the southerly right of way line of Louisville and Nashville Railroad Company's Western Electric Spur track, said right of way line being south of, parallel with, and 10 feet distant from the center line of said track; thence south 6° 41' west, with said line of Street, a distance of 91.3 feet to an iron pin; thence continuing with said line of street in a southeasterly direction, along a line curving to the left with a radius of 232.94 feet from said bearing south 6° 41' west, a distance of 208.77 feet to an iron pin; thence continuing with said street line, south 44° 40' east, a distance of 139.54 feet to an iron pin at a corner in a right of way conveyed to The Nashville, Chattanooga and St. Louis Railway by deed recorded in Book 2086, Page 249, Register's Office, Davidson County, Tennessee; thence along said last mentioned right of way, south 45° 20' west, a distance of 50 feet to an iron pin at another corner in said last mentioned right of way; thence in a northwesterly direction along the last mentioned right of way line, a line curving to the left with a radius of 1960.08 feet from a bearing north 44° 40' west, a distance of 769.59 feet, said curved line having a long chord with a bearing north 55° 56' west and a length of 764.74 feet, to an iron pin in the easterly line of what was formerly Woodycrest Avenue; thence north 4° 33' west along said easterly line of former Avenue, a distance of 49.58 feet to an iron pin in the said southerly right of way line of said Western Electric Spur; thence south 83° 15' east along said last mentioned right of way line, the same being south of, parallel with and 10 feet distant from the center line of said spur track, a distance of 527.40 feet to the point of beginning, containing 2.1 acres, more or less, being the same property conveyed to G. T. Scott and wife, Clara Scott by deed from The Tennessee Property Company of record in Book 2999, Page 522, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining to said Party of the Second Part, his heirs, executors, administrators and assigns, in fee simple, forever; and said Parties of the First Part, for themselves, their heirs and representatives, do hereby covenant with the said Party of the Second Part that they are lawfully seized in fee of the above described real estate; that they have good title to sell and convey the same; that the same is free and clear of all encumbrances; and that the aforesaid land and premises they will warrant and defend against all lawful claims whatsoever.

The consideration for this conveyance is as follows: Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

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