K 3218

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ---------One and no/100----------
----------DOLLARS

and other good and valuable consideration the receipt of which is hereby acknowledged, we Sarah Robinson Sharp and husband, Vernon H. Sharp, Jr.

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

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

Being part of the property owned by Sarah Robinson Sharp in the 7th Civil District of Davidson County, Tennessee, said tract containing 4.1 acres more or less and being parcel "A" according to an unrecorded survey made by Turner Engineering Company on October 1, 1958.

Said parcel "A" begins at a concrete monument, the northwesterly corner of lot No. 41 on the Plan of Chickering Estates, Section I, as of record in Book 2663, page 86, Register's Office for said County, and running South 24° 42' East, 221.8 feet along the rear boundary of Chickering Estates, Section I, to a concrete monument, thence South 21° 18' West, 101.0 feet along said rear line to an iron pin in concrete, thence South 71° 09' West, 449.6 feet to an iron pin in concrete, thence North 1° 55' East, 529.2 feet to an iron pin in a fence and the original property line of the said Sharp property, thence South 87° 00' East, 324.0 feet along said fence and property line to a fence corner, thence South 24° 42' East, 77.8 feet to a concrete monument, the point of beginning.

Being part of the same property conveyed to Sarah Robinson Sharp, by deed from Commerce Union Bank, Trustee, of record in Book 935, page 210, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Waller

his heirs and assigns, forever.

And we do covenant with the said William Waller

that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Sarah Robinson Sharp and husband, Vernon H. Sharp, Jr. do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William Waller

his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of April 1961

Sarah Robinson Sharp

Vernon H. Sharp Jr.

[redacted]

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