BK 3226

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seventy-five Thousand and No/100 ($75,000.00) Dollars, cash in hand paid by ARCADE COMPANY, INC., a Tennessee Corporation, with its office and principal place of business in Nashville, Tennessee, I, JOSEPH W. BYRNS, JR., sole surviving heir of Julia Woodard Byrns, deceased, have bargained and sold, and by these presents do transfer and convey unto the said Arcade Company, Inc., its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of lot No. 64 on the Plan of the Original Town of Nashville, not of record, described as follows: Beginning on the westerly margin of 4th Avenue North, formerly Cherry Street, at a point 80 feet 1-1/2 inches south of the southerly margin of Union Street, being the southeast corner of the property of which an undivided one-third interest was conveyed to Lytle Brown by deed from Louise Lewis Brown, of record in book 900, page 788, Register's Office for said County; thence with the westerly margin of said Avenue, southwardly 25 feet to the northeast corner of a part of said lot No. 64 of which an undivided interest was conveyed to Rachel A. Craighead by deed from Mary J. Carter, of record in book 261, page 455, said Register's Office; thence with the northerly line of said Craighead property, westwardly 170 feet, more or less, to the easterly margin of Overton Alley; thence with said Alley, northwardly 25 feet to a point 79.18 feet, more or less, south of the southerly margin of Union Street, being the former southwest corner of the James Palmer property; thence with the southerly line of said Palmer property, eastwardly to the southeast corner of said Palmer property, and continuing in the same direction, in all 170 feet, more or less, to the beginning.
Said property was devised to Julia Byrns for and during the term of her natural life and at her death to her heirs by will of John Woodard, deceased, of record in Will Book 36, page 75, County Court for said County, the said Julia Byrns having since died testate leaving as her only heir-at-law one son, Joseph W. Byrns, Jr.

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