BK 3250

WARRENTY DEED

For and in CONSIDERATION of the sum of One Dollar in hand and the fact, that during the third decade, this century, the years of extreme worldwide economic depression, I, Anselm Eckart, responsible for the keep of my legally wedded wife, Elsie Eckart, have had to share all my wife's considerable dowery in marriage for physical sustenance, hereby solemny declare as follows:

Being the owner of acreage in the Fifth Civil District of Davidson County, Tennessee, fronting on the northerly side of Paragon Mills Road opposite Citrus Drive, platted by William D.Lamb, Engineer-Surveyor, as recorded with the Register of Davidson County, Tennessee, book 3250, page 429, I, Anselm Eckart, in part-compensation of my wife's losses and forbearance, do hereby transfer and convey unto Elsie Eckart, with full power as the sole owner to lease, sell, mortgage, or convey without the joinder of any beneficiary, her successors and assigns, certain part, parcels or tracts thereof, to wit:

"FIRSTLY, a parcel having its BEGINNING at a point in the Northerly Line of Right of Way of Paragon Mills Road, westerly 160 feet from the Centerline of Citrus Drive and marked by a steel pin atop a concrete pier. Running thence South 85° 52' 30" East 63 feet coinciding with a steel pin atop another concrete pier; thence at right angle with the right of way line over the center of a sewer manhole cover 205 feet to a metal fence post; thence North 85° 52' 30" West 27½ feet to a metal fence post; thence West 71° 19' South 110.83 feet to a metal fence post; thence South 4° 7' 30" West 100 feet to the point of beginning. Containing 11,050 sq. feet, more or less.

SECONDLY, a parcel of land adjoining the firstly described parcel on the East and bounded as follows:
BEGINNING at the south-easterly corner of the first parcel, marked by a steel pin atop a concrete pier and running South 85° 52' 30" East 76½ feet concruent with the Northerly Right of way Line of Paragon Mills Road to a pin atop a concrete pier; thence at right angle 205 feet to a metal fence post; thence North 85° 32' 30" West 76½ feet to a metal fence post, the north-easterly corner of the first described parcel; thence over the center point of a sewer manhole cover South 4° 7' 30" West 205 feet to the point of beginning and containing 15,680 square feet, more or less.

THIRDLY, a parcel of land adjoining the secondly described-one on the East and bounded as follows:
BEGINNING at the south-easterly corner of the lastly described parcel, marked by a steel pin atop a concrete pier and running South 85° 52' 30" East 62½ feet concruent with the Northerly Right of way Line of Paragon Mills Road; thence at right angle North 4° 7' 30" East 165 feet to a metal fence post; thence North 85° 52' 30" West to the north-easterly corner of the secondly described parcel, marked by a metal fence post; thence South 4° 7' 30" West 205 feet to the point of beginning, containing 12,160 square feet, more or less.

insert: thence North 34° 58' 30" West 51.55 feet to a metal fence post;

carry with it all mineral/water and air-rights, free and unabridged.

To HAVE and to HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Elsie Eckart, her heirs and assigns, forever.

PG 525