K 3285

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations paid to Andrew Ewing, Trustee, in cash by ~~Parkway Development Company, an Alabama corporation, qualified~~ to do business in Tennessee, the receipt of which is hereby acknowledged, I, the said Andrew Ewing, Trustee, acting pursuant to the powers as set forth in a certain deed of record in Book 2862, page 574, and in that instrument of record in Book 3164, page 75, Register's Office for Davidson County, Tennessee, to which reference is made for the powers therein conferred upon me, have bargained and sold, and by these presents do transfer and convey unto the said Parkway Development Company, its successors heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Parcel "C" on the Plan of Caldwell Hall, Section IX, of record in Book 3300, page 25, Register's Office for said County, being described according to said Plan as follows:

Beginning at a concrete monument in the southerly margin of Harding Place between Parcel "A" and Parcel "C"; thence south 21° 31' West 80 feet to a concrete monument; thence south 31° 29' East 175.0 feet to a concrete monument; thence south 21° 39' West 250.0 feet to a concrete monument; thence south 35° 12' East 384.8 feet to a concrete monument; thence north 48° 52' East 231.6 feet to a concrete monument; thence north 21° 38' east 270.0 feet to a concrete monument; thence south 64° 01' East 25.3 feet to a concrete monument; thence north 21° 31' East 172.3 feet to a concrete monument in the southerly margin of Harding Place; thence with said margin of Harding Place North 68° 29' West 593.0 feet to the point of beginning.

Being part of the same property conveyed to Elmer D. Davies, Jr. and/or Andrew Ewing, as Substitute Trustees, under an instrument of record in Book 3164, page 75, 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 Parkway Development Company, its successors heirs and assigns, forever.

And I do covenant with the said Parkway Development Company that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Andrew Ewing, Trustee, do further covenant and bind myself, my successors and assigns, ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Parkway Development Company, its successors ~~heirs~~ and assigns against the lawful claims of all persons, whomsoever, insofar as I, as Trustee, am authorized so to do, but not otherwise.

Witness my hand this 19th day of October, 1961

Andrew Ewing
Trustee

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