BK 3309

Tenn Real Estate Co.
Nash 396 Murfreesboro Rd.

WARRANTY DEED

FROM
H. G. HILL REALTY COMPANY
66845
TO
H. C. SPROUSE, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 7 day of Jan A.D. 1961 at 11:15 o'clock A.M.
Noted in Book 4064 Page 337
Recorded in Book 2340
Recording Fee
MARIE D. WILSON, Register
By

Kansas City Title
American T
S. W. Cor. T
NASHVILLE
HORSTETTER & HORSTETTER, ATTYS.

WARRANTY DEED

For and in Consideration of the transfer to H. G. Hill Realty Company by H. C. Sprouse and wife, Nancy J. Sprouse, of the title in DOLLARS certain other real estate, the receipt of which is hereby acknowledged,

H. G. Hill Realty Company, a Tennessee corporation, as has *bargained and sold, and by these presents do transfer and convey unto* the said H. C. Sprouse and wife, Nancy J. Sprouse, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

PARCEL NO. I:
Land in Davidson County, Tennessee, being Lots Nos. 14, 15, 16, 17 and 18 of Block "A" of the Wakefield-Smith Company's Subdivision, as of record in Book 843, page 19, Register's Office for said County.
Said Lots Nos, 14, 15, 16 and 17 front 20 feet each on the easterly side of Gallatin Avenue, as widened, and run back between parallel lines 120 feet to an alley.
Said Lot No.18 fronts 20 feet 6 inches on the easterly side of Gallatin Avenue, as widened, and runs back between parallel lines, with the southerly margin of Calvin Avenue, 120 feet to an alley.
Being the same real property conveyed to H. G. Hill Realty Company by deed from A. & B. Realty Company, Inc., dated February 4, 1937, filed February 8, 1937, and recorded in Book 1005, page 437, said Register's Office.

PARCEL NO. II:
Tract No. 1; Land in Davidson County, Tennessee, being part of Lots Nos. 1 and 2 on the plan of A. H. Robinson's Subdivision of Lots Nos. 28, 29 and part of Lot No. 30 of the Brownsville Addition, the plan of which subdivision is of record in Book 57, page 1, Register's Office for said County, and described as follows:
Beginning on the north margin of Straightway Avenue, formerly Main Street, at a point 90 feet east of the east margin of Gallatin Pike; running thence east, with the north margin of Straightway Avenue, 50 feet to a point which is on a line with the west margin of an alley now open on the south side of said Avenue, if said alley were extended; thence northwardly 115 feet parallel with the Gallatin Pike, to a point in the south line of James Hollins lot; thence with his line, west 50 feet to a point; thence southwardly parallel with the Gallatin Pike 115 feet to Straightway Avenue to the beginning.
Also a triangular strip of land lying immediately east of the above described property and being part of Lot No. 1 of A. H. Robinson's Subdivision, the plan of which is of record in Book 57, page 1, Register's Office for said County, and is described as follows:

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