70073

WARRANTY DEED

FROM

R. L. Spann, et ux., and

John S. Cowden, et ux

TO

W. D. Blair

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day
of NOV A.D. 1961
at 11:08 o'clock A M.
Noted in Book 100 Page 322
Recorded in Book ____ Page ____
Recording Fee $2.25
JAMES P. WILSON, Register
By ____ Deputy

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of Six Hundred and No/100- - - - - - - - - - - - (\$600.00) - DOLLARS

cash in hand paid to us, R. L. Spann and wife, Rebecca W. Spann, by W. D. Blair receipt of which is hereby acknowledged, we, the said R. L. Spann and wife, Rebecca W. Spann; and John S. Cowden and wife, Ruby Cowden, for and in consideration of \$1.00 cash in hand paid by W.D. Blair, receipt of which is hereby acknowledged and for other good and valuable considerations not herein mentioned, join in this conveyance for the purpose of conveying to W. D. Blair whatever interest we have or may have in the hereinafter described land.

We have bargained and sold, and by these presents do transfer and convey unto the said W. D. Blair and wife, Will Ann Blair their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 8th Civil District of Davidson County, Tennessee, being the southerly part of lot No. 7 of Section 3 on the plat showing the division of the John B. Cowden property and a triangular tract lying immediately south of said lot, described together according to a survey made by Hickerson and Hickerson, Engineers, November 3, 1961, as follows:

Beginning at an iron pin on the northerly margin of Hill Circle at the southeast corner of the property conveyed to E. L. Daniels by deed from L. S. Daniels and wife, of record in book 2907, page 265, Register's Office for said County, being 400 feet southeasterly from the northeast corner of said Circle and Cowden Avenue; thence with the northerly margin of said Circle, south 84° east 110 feet; thence north 23° 36' west 237 feet to an iron pin; thence south 72° west 100 feet to said Daniel's northeast corner; thence with said Daniels' eastern boundary line, south 24° 24' east 193 feet to the beginning.

The northerly part of said property was conveyed to R. L. Spann and wife, Rebecca W. Spann, by deed from John S. Cowden and wife, dated May 21, 1959, filed June 10, 1959, and recorded in book 2910, page 101, Register's Office for said County, and the southerly part of said property was conveyed to John S. Cowden, and wife, Ruby Cowden, by deed from John B. Cowden, Trustee, et al, dated April 24, 1950, filed June 2, 1950, and recorded in book 1849, page 363, said Register's Office.