70783

WARRANTY DEED

FROM

MARY BRAINARD BOYD, A WIDOW, INDIVIDUALLY AND AS EXECUTRIX,

TO

WILLIAM J. BALTZ AND LOUIS J. BALTZ

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of NOV A.D. 1961 at 8:32 o'clock A M.
Noted in Book 120 Page 410
Recorded in Book 3312 Page 189
Recording Fee $2.00
JAMES P. WILSON, Register
Dep. Reg.

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE

Tom Ed Murray, Attorney at Law,
Suite 1133 Stahlman Building,
Nashville 3, Tennessee.

WARRANTY DEED ATTORNEYS TITLE COMPANY

For and in Consideration of the sum of Ten and no/100 ($10.00) - DOLLARS cash in hand paid by William J. Baltz and Louis J. Baltz, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I,

Mary Brainard Boyd, a widow, Individually and as Executrix of the Last Will and Testament of Count R. Boyd, deceased, and by virtue of the power to sell granted in said Will, which is of record in Will Book 68, page 132, County Court for Davidson County, Tennessee,

have bargained and sold, and by these presents do transfer and convey unto the said William J. Baltz and Louis J. Baltz, 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 13th Civil District of Davidson County, Tennessee, described according to a survey made by Geo. W. Watkins, Surveyor, on October 5, 1961, as follows:

Beginning at a point in the center of Buena Vista Pike in A. M. Carney's North boundary; thence with said Carney's line N. 72° 15' East 58.6' to an iron pin on the top of the West bank of Whites Creek; thence up stream with the top of said bank N. 12° 15' West 456.7' to the Southeast corner of a tract of 23/100 acres previously conveyed by Mrs. Count Boyd, Sr. to William J. Baltz and Louis J. Baltz; thence with the said Baltz line S. 70° 15' West 109' to the center of Buena Vista Pike; thence with the center of said Pike S. 18° 30' East 281' to a point; thence S. 19° 35' East 170' to point of beginning and containing 87/100th acre.

Being a part of the same property devised to Mary Brainard Boyd under the Last Will and Testament of Count R. Boyd, deceased, which is of record in Will Book 68, page 132, County Court for Davidson County, Tennessee.

The grantor hereby reserves an easement across the northerly 25 feet of the above described property solely for the purpose of using, operating and maintaining a water pipe running from Whites Creek to the westerly side of Buena Vista Pike, with the right of ingress and egress on said 25 feet, for the purpose of maintaining said water line, and the grantees shall have the unrestricted right to otherwise use said 25 feet, however without impairing the aforementioned water line. This easement hereby reserved shall continue during the lifetime of the grantor, Mary Brainard Boyd, and upon her death said easement and all