K 3313

WARRANTY DEED

FROM

Buena Bracey Harper, et al

TO

Joseph W. Rawlings, unmarried

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of DEC A.D. 1961 at 9:55 A. o'clock
Noted in Book 10a Page 477
Recording Fee 1.00
JAMES H. WILSON, Register
By [illegible] D.C.

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

For and in Consideration of the sum of three thousand seventy-five and no/100----------($3,075.00) *DOLLARS*

cash in hand paid by Joseph W. Rawlings, unmarried, the receipt of which is hereby acknowledged.

We, Buena Bracey Harper, Clara Bracey Ray and the children and the heirs-at law of Martin Bracey, deceased, being M. B. Bracey, Jr., Theron A. Bracey, Omas Bracey, Betty Fay Bracey Biggs, Anne Bracey Wall, Agnes Bracey West and Harlan Bracey

have bargained and sold, and by these presents do transfer and convey unto the said Joseph W. Rawlings, unmarried,

his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 14th Civil District of Davidson County, Tennessee, being part of Lot No. 20 on the Plan of the Henry Floto Lands, as of record in book 421, page 147, Register's Office for said County, Tennessee, described according to a survey made by C. J. Carney, Surveyor, October 15, 1956, as follows:
Beginning at a point in the northwest corner of Tract No. 6 as shown on said survey, said point being south 88° east 1,975 feet from the northeast corner of the property conveyed to Theron A. Bracy, et al, by deed from Roy Bracy, et al, of record in book 2633, page 455, Register's Office for said County; said point being also in the eastern boundary line of the Jim Dowlin Tract; also a point in the center of Paradise Branch; thence with the meanders of said branch as follows: South 14°45' west 216.2 feet, south 35° 30' west 200.6 feet, south 1° east 165.3 feet, south 15° west 107.1 feet, south 1° west 140.8 feet, south 3° 45' west 192 feet and south 45° 30' east 152.4 feet to a point in the State property line of Marrowbone Lake, of record in book D44, page 550, said Register's Office; thence with said property line as follows: North 8° east 48 feet, south 58° 30' east 182 feet, south 34° 30' east 70 feet, south 48° 30' east 114 feet, south 32° 30' east 142 feet, south 29° east 104 feet, south 34° east 154 feet, south 11° east 114 feet, south 15° east 160 feet, south 1° east 80 feet, south 4° west 90 feet, south 23° east 90 feet, south 18° 30' east 158 feet, south 11° 30' east 145 feet, north 49° east 138 feet, north 55° east 133 feet, north 34° east 123 feet, north 32° east 188 feet, north 35° east 109 feet, north 27° 30' east 113 feet, north 37° east 230 feet, north 30° 30' east 146 feet, north 35° 30' east 122 feet, north 33° east 116 feet, north 13° east 120 feet, and south 60° east 100 feet; thence leaving said property line north 1° west 1,140 feet; thence north 88° west 1,478.4 feet to the beginning, containing 61.49 acres, more or less.

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