K 3314



WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------$10.00----------

----------Ten and 00/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Margie Lee Hunter and husband, John L. Hunter,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Miller G. Kimbrough, Trustee

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

Land in the Fourth Civil District of Davidson County, Tennessee, described according to a survey made by J. R. Wauford, Consulting Engineer, dated December 5, 1961, as follows:

Beginning at a concrete monument in the boundary line of Hermitage Hills, Section I, as of record in Book 2900, page 48, R.O.D.C., Tennessee; thence with the easterly boundaries of the above mentioned subdivision and Hermitage Hills Section VI, as of record in Book 3300, page 10, R.O.D.C., Tennessee, north 4° 12' east, 580.15 feet to a concrete monument; thence continuing with the boundary of Hermitage Hills, Section VI, north 85° 37' west, 36.7 feet to a concrete monument; thence continuing with said boundary north 5° 52' east, 154.75 feet to a concrete monument, said point being the northeasterly corner of Hermitage Hills, Section VI; thence with an existing fence, north 6° 49' east, 465.5 feet to a post in said fence; thence with an intersecting fence south 86° 16' east, 256.6 feet to a point; thence south 4° 10' west, 300.0 feet to a point; thence south 86° 16' east 270.0 feet to a point; thence south 4° 10' west, 313.9 feet to an iron pin; thence south 86° 57' east, 43.7 feet to an iron pin; thence with an existing fence, south 4° 28' west, 584.4 feet to an iron pin in the southerly margin of an old lane; thence north 86° 26' west, 556.7 feet to a concrete monument being the point of beginning, and containing 13.231 acres, more or less.

Being part of the same property conveyed to Margie Lee Hunter and husband, John L. Hunter, by deed from Sadie Fair Mosley, et al, of record in Book 2922, page 464, 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 Miller G. Kimbrough, Trustee

his heirs and assigns, forever.

And we do covenant with the said Margie Lee Hunter and husband, John L. Hunter that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Margie Lee Hunter and husband, John L. Hunter do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Miller G. Kimbrough, Trustee

his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of December, 19 61

John L. Hunter

Margie Lee Hunter

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