BK 3316



WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged.

We, Wilburn E. Hunt and wife, Mattie N. Hunt have bargained and sold, and by these presents do transfer and convey unto the said Wilburn E. Hunt and wife, Rosalie C. Hunt, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

> Being part of Lot number 6 of Section 1, plan of Life and Casualty Insurance Company's subdivision of the Dobbs and Elliot property, known as Dupontonia, as of record in book 843, page 56, R.O.D.C., and described as follows:
> Beginning at a point in the center line of Pitts Avenue at the southwest corner of a twenty foot roadway of Mrs. Emma Freeman. Thence; North 12 deg. 14 min. East 412.2 feet, more or less, to the southeast corner of a parcel of land heretofore conveyed to Wilburn E. Hunt et ux. Thence; North 77 deg. 46 min. West 100 feet to a point. Thence; South 14 deg. 24 min. 03 sec. West 231.47 feet to a point being the northeast corner of property now or formerly of Arnold E. Agee. Thence; South 9 deg. 12 min. 43 sec. West 200 feet to a point in the center line of Pitts Avenue. Thence; South 86 deg. 37 Min. East 100 feet to the point of beginning.
>
> Reserving to the Grantors their heirs and assigns, and granting to the Grantees their heirs and assigns, the unrestricted use, in common, of a passageway for ingress and egress not exceeding 12 feet in width over the land herein granted and the adjacent lands of the Grantor. The eastern boundry of said passagewayto begin at a point on Pitts Avenue 12 feet east of Agee's southeast corner and extend in a northerly direction 431 feet, more or less, to the southwest corner of lands heretofore conveyed to W. E. Hunt etux, Thence; along the said Hunt's westerly line to the Line of Government Taking

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wilburn E. Hunt and wife, Rosalie C. Hunt and their heirs and assigns forever.

And we do covenent with the said Wilburn E. Hunt and wife Rosalie C. Hunt, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered.

And we, Wilburn R. Hunt and wife, Mattie N. Hunt, do further covenent and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Wilburn E. Hunt and wife Rosalie C. Hunt

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