K 3399

Book [illegible] Page 400

4363

WARRANTY DEED

FROM

J. J. Rizzardi et ux

TO

Howard E. Davidson et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day
of JUN A.D. 1962
at 2:30 o'clock P.M.
Noted in Book 02 Page 336
Recorded in Book ____ Page ____
Recording Fee $ 2.25
JAMES P. WILSON, Register
By _____ Deputy Reg.

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

Form 103 [illegible]

WARRANTY DEED

For and in Consideration of the sum of One Thousan[illegible], Eight Hundred ([illegible], 00.00)

DOLLARS

One Hundred ($100.00) Dollars of which has been paid in cash as earnest money, the balance of $1,700.00 to be paid in cash upon the delivery of the deed with the guaranty of title, we, J. J. Rizzardi and wife, Nancy E. Rizzardi, hereby sell, transfer and convey certain property located on a private road running southerly off of the Fernvale Road, towards Clearwater Beach, same being Lot No. 3 on the map of the T. J. Allison survey in the 9th Civil District of Davidson County, Tennessee, together with fifteen feet (15') off of the easterly margin of Lot No. 2, in the said survey, and adjacent to Lot No. 3 and running back parallel to the westerly margin of Lot No. 3 some 247 feet to a point; said land lying [illegible] west of the present property (Lots Nos. 4 and [illegible]) now owned by the grantees herein, Howard E. Davidson and wife, Mary K. Davidson.

It is understood and agreed between the parties that $1,[illegible] of this purchase money is to be applied on the balance due the estate of H. T. Allison and wife, Flora Smith Allison; Mrs. Mary S. Stamps, Executrix, and she hereby acknowledges the payment of same by her signature to this deed.

J. J. Rizzardi and wife,
Nancy E. Rizzardi **have bargained and sold, and by these presents do transfer and convey unto the said**

Howard E. Davidson and wife, Mary K. Davidson

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

Located in the 9th Civil District, formerly the 14th Civil District, of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, on November 15, 1956.

Said property being part of the land conveyed by H. T. Allison and wife, Flora Smith Allison, to J. J. Rizzardi and wife, Nancy E. Rizzardi, recorded in Book 2634, page 133, Register's Office for Davidson County, Tennessee; said property conveyed being Lot No. 3 and fifteen feet (15') of Lot No. 2 on the map of the survey. Said Lot No. 3 beginning at a point in an iron pin in an old white oak snag on said private road and running back 52°15'E 243 feet to a point; thence westerly 82.5 feet to a point; thence southerly 4°30'W 247 feet to the said private road, said point being the westerly margin of the said Lot No. 3; thence easterly 108.1 feet along said private road to the point of beginning (iron pin).

Said fifteen feet (15') being the easterly part of Lot No. 2 beginning at a point 108.1 feet from the iron pin, and extending 15 feet westerly, to a point; thence 247 feet northerly to a point; and thence easterly 15 feet to the northwesterly boundary of Lot No. 3.

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