K 3404

WARRANTY DEED G-9247 — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND no/100 DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

A fifty foot easement is hereby granted to the grantees herein for the benefit of the above described lands across the lands of the grantors for ingress and egress to Ben Allen Road. Said easement is located twenty five feet each side of a line from the southeast corner of the above described land to Ben Allen Road which line runs in a southwesterly direction and parallel with the northwesterly line of that tract of land conveyed by grantors herein to grantees herein by another deed of even date herewith. Said easement is an easement running with the land. The foregoing easement is likewise for the use and benefit of the other tract of land conveyed by the grantors herein to the grantees herein by another deed of even date herewith.

GEORGE W. NICKINS and wife, MELVIN TATE NICKINS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HOWARD GEHRIG and wife, BETTY GEHRIG,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, Surveyor, dated May 24, 1962, as follows:

Beginning at a point, which is the northmost corner of an 4.69 acre tract conveyed to W. B. Williams by deed of record in Book 3398, page 215, Register's Office for said County, and known as Tract No. II; thence in a northeasterly line North 10 deg. East 423 feet to a point; thence in a southeasterly line South 55 deg. 50' East 823.5 feet to a point; thence in a southwesterly line South 39 deg. West 266 feet to a point; thence in a southerly direction 209 feet to a point in the center of a 50 foot roadway leading to Ben Allen Road; thence in a northwesterly line North 38 deg. West 125 feet to a point; thence North 41 deg. West 90 feet to a point; thence North 55 deg. 04' West 70 feet to a point; thence North 60 deg. West 70 feet to a point; thence North 63 deg. 05' West 140 feet to a point; thence North 57 deg. 50' West 257 feet to the point of beginning, containing 6.38 acres more or less.

Being part of the same property conveyed to George W. Nickins and wife, Melvin Tate Nickins by deed from Olive B. Beck and husband, John J. Beck, of record in Book 2083, page 634, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for all taxes for 1962 which have been prorated and will be paid by the Grantors.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 11th day of July, 1962

George W. Nickins

Melvin Tate Nickins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joanne B. Tidwell, a Notary Public in and for the State and County aforesaid, personally appeared the within named George W. Nickins and Melvin Tate Nickins

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 11th day of July, 1962

My Commission Expires: May 15, 1963

Notary Public

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