K 3407

4-11-62

LAW OFFICES
BAILEY, EWING, DALE & BAILEY
NASHVILLE BANK & TRUST BUILDING
NASHVILLE 3, TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION of the delivery to the undersigned, by EDENFIELD ENTERPRISES, INC., of a deed conveying to the undersigned certain property, receipt of which is hereby acknowledged, the undersigned EVERGREEN LAND COMPANY, a Tennessee corporation, has bargained and sold and by these presents transfers and conveys unto EDENFIELD ENTERPRISES, INC., a Tennessee corporation, a certain tract or parcel of land situated in the 3rd, formerly 15th, Civil District of Davidson County, Tennessee, and described according to a survey of John M. Sullivan, Civil Engineer, dated February 20, 1958, with supplement of April 2, 1962, as follows:

> Beginning at a point, the Northeasterly corner of the tract of land which was conveyed to Evergreen Land Company by deed of Albert G. Morris, et ux, of record in Book 3341, page 335, in the Register's Office for Davidson County, Tennessee; thence with the Easterly boundary of the said tract South 1° 52' West 12.25 feet to a point; thence North 88° 17' West 48.3 feet to a point, the center of the Northerly Boundary of the said tract; thence North 77° 36' East 50 feet to the point of beginning.
>
> Being a triangular strip in the Northeasterly corner of the property conveyed to Evergreen Land Company by deed of Albert G. Morris, et ux, of record in Book 3341, page 335, in 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 Edenfield Enterprises, Inc., its successors and assigns, forever.

And the said Evergreen Land Company covenants with the said Edenfield Enterprises, Inc., that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and that the same is unencumbered except as follows:

1. Taxes for the year 1962, which Grantee by acceptance of this deed expressly assumes;
2. A certain contract of lease executed by and between Albert G.Morris, as Lessor, and Farm Equipment Company of Nashville, as Lessee, under date of April 10, 1962, expiring 1962;

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