K 3435

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $10.00

TEN AND NO/100---------- DOLLARS

CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, J. E. STANLEY AND WIFE, MAYME STANLEY

have bargained and sold, and by these presents do transfer and convey unto the said CLARK S. BAINS, SINGLE, HIS heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A PARCEL OF LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 34 OF THE ELMORE HILL SUBDIVISION OF EDGEMEADE FARMS AS RECORDED IN BOOK 547, PAGES 89 AND 90 IN THE REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY AS SHOWN BY A SURVEY OF BARGE, WAGGONER AND SUMNER, ENGINEERS, DATED NOVEMBER 16, 1961, AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, SAID PIN BEING IN THE NORTHERLY MARGIN OF PROPOSED AURORA AVENUE AND THE COMMON LINE BETWEEN LOTS 33 AND 34 OF THE SUBDIVISION OF EDGEMADE FARMS; THENCE, N. 7 DEG. 48' W. 164.03 FEET WITH THE COMMON FENCE LINE BETWEEN LOTS 33 AND 34 TO AN IRON PIN; THENCE, N. 89 DEG. 06' E. 172.49 FEET WITH AN EXISTING FENCE TO AN IRON PIN; THENCE, S. 4 DEG. 23' E. 126.78 FEET WITH AN EXISTING FENCE TO AN IRON PIN IN THE NORTHERLY MARGIN OF PROPOSED AURORA AVENUE; THENCE, WESTERLY WITH THE NORTHERLY MARGIN OF PROPOSED AURORA AVENUE 166.16 FEET AROUND A CURVE TO THE RIGHT OF RADIUS 350.00 FEET HAVING A CENTRAL ANGLE OF 27 DEG. 12' TO THE POINT OF BEGINNING CONTAINING 0.65 ACRES MORE OR LESS.

ALSO GOING WITH THIS PROPERTY IS THE EASEMENT TO A WATER WELL DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N. 89 DEG. 06' E. 74.8 FEET FROM THE NORTH WEST CORNER OF SAID PROPERTY; THENCE, N. 20 DEG. 17" E. 47.0 FEET; THENCE, S. 69 DEG. 43' E. 10.0 FEET; THENCE, S. 20 DEG. 17" W. 43.1 FEET; THENCE, S. 89 DEG. 06" W. 10.7 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO J. E. STANLEY ET UX, BY DEED FROM G. M. KIRKPARTICK ET US, OF RECORD IN BOOK 879, PAGE 283, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CLARK S. BAINS HIS heirs and assigns, forever.

And WE do covenant with the said CLARK S. BAINS 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, J. E. STANLEY AND WIFE, MAYME STANLEY do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said CLARK S. BAINS HIS heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 26TH day of SEPTEMBER, 1962

J. E. Stanley

Mayme Stanley

Mayme

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