K 3531

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00), and for other good and valuable consideration paid by E.B. SMITH, JR., receipt of which is hereby acknowledged, I, NADINE R. SMITH, have bargained and sold, and by these presents do transfer and convey unto the said E.B. SMITH, JR,, his heirs and assigns, the entire interest I have, as tenant by the entireties or otherwise, in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: A certain tract or parcel of land in said County, described as follows: Being part of Block No. 5 on the Map showing G.T. SHEEGOG'S Subdivision at Bordeaux, as of record in book 421, page 91, Register's Office for said County, described as follows:
Beginning at the southwesterly corner of the TREPPARD lot and running thence with the westerly line of the TREPPARD lot, north 32 degrees east 150 feet to a point in said line; thence north 58 degrees west 100 feet; thence south 32 degrees west 150 feet; thence south 58 degrees east 100 feet to the beginning.
Being my entire interest in the property conveyed to E.B. SMITH, JR. and NADINE SMITH, by deed from JAMES M. BOZZAR and wife, PAULINE C. BOZZAR, of record in book 1816, page 125, Register's Office for Davidson County, Tennessee.

For the considerations herein stated and as an easement appurtenant to the premises hereinabove described, grantors have sold and hereby sell, transfer and convey to said grantees, all their right, title and interest in and to a sewer line located on and across other property owned by grantors fronting on River Drive, and fully described in deed from J.A. HALEY, ET AL to J.M. BOZZAR and wife, of record in book 1097 page 29, said Register's Office, and which sewer line extends from a point in or adjacent to the southerly line of the premises across said other property owned by grantors in a southeasterly direction to a point near the east line of grantor's said other property and thence approximately parallel with said easterly line to a connection with a main sewer located in River Drive. There is also hereby transfered, granted and conveyed to grantees a permanent easement upon, over and across said other property of grantors for purposes of ingress and egress to the extent necessary in connection with the use, ownership, repair, and maintenance of said sewer line.

This conveyance is made subject to restrictive covenant contained in book 571, page 314, said Register's Office.

TRACT 2: Being part of Block No. 5 on the Map of G.T. SHEEGOG'S Subdivision, of record in book 421, page 191, Register's Office for said County, and described as follows:
Beginning at a point in the center line of Bordeaux AVenue at the northwest corner of the TREPPARD lot; thence with the west line of same, south 32 degrees west 150 feet to a point; thence north 58 degrees west 100 feet to a point; thence north 32 degrees east 150 feet to the center line of Bordeaux AVenue; thence with the center line of the same, south 58 degrees east 100 feet to the point of beginning.
Being my entire interest in the property conveyed to E.B. SMITH, JR., and wife, NADINE SMITH, by deed from M. L. JENKINS and MAGGIE JENKINS, of record in book 1637, page 378, Register's Office for Davidson County, Tennessee.

TRACT 3: Land in the 13th, formerly the 23rd, Civil District of said County, being the westerly 48 feet of a lot marked "Treppard" on the map of Bordeaux, as of record in book 161, page 79, Register's Office for said County.
Said part of said lot fronts 48 feet on the southerly side of U.S. Highway No. 112, formerly Bridge Avenue or Hydes Ferry Pike, and runs back between parallel lines 300 feet, as measured from the center of said Highway, to a dead line, measuring 48 feet thereon.
Being my entire interest in the property conveyed to E.B. SMITH, JR., and NADINE R. SMITH by deed from NINNIE R. STEPHENS, of record in book 2833, page 488, Register's Office for Davidson County, Tennessee.

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