BK 3610

76917

WARRANTY DEED

FROM

Annie Mai Baxter McMahan, et al

TO

Cecil E. Lain, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day
A.D. 1:20 o'clock P.M.
Recorded in Book 106 Page 168
Recording fee $ 2.00
By Deputy Reg.
Register

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

Good

WARRANTY DEED

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by Cecil E. Lain and wife, Mabel Knight Lain, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Annie Mai Baxter McMahan, Ralph Clayton Baxter, Grafton Baxter, James Russell Baxter and Gertrude N. Baxter Toombs

have bargained and sold, and by these presents do transfer and convey unto the said Cecil E. Lain and wife, Mabel Knight Lain, their

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

Land in the 14th Civil District of said County and State, described according to a survey made by Hickerson & Hickerson, Engineers, June 21, 1963, as follows: Beginning at an iron pin on the northeasterly margin of Nashville-Springfield Road at the intersection of the southern boundary line of the property conveyed to C. H. Lain by deed from A. J. Biggs and wife, of record in book 564, page 68, Register's Office for said County, and the northeasterly margin of said Road; thence with said Lain's southern boundary line, south 88° 50' east 1806 feet to an iron pin and old stump; thence north 1° 20' east 520.5 feet to an old stump and iron pin in the southern boundary line of the Adcock property, as established by said survey; thence with said Adcock's southern boundary line, south 85° 18' east 595.5 feet to a stone on edge of branch in Garrett's western boundary line, as established in said survey; thence with said Garrett's line and the western boundary line of the Toms property, as established by said survey, south 39° 30' east 99 feet, south 89° east 66 feet, south 10° east 363 feet, south 41° east 275.2 feet, south 13° west 165 feet, south 13° east 99 feet, south 32° 50' west 99 feet and south 13° east 61.5 feet; thence south 89° 21' west 1754.5 feet to an iron pin; thence north 14° 33' west 226.6 feet to an iron pin; thence south 55° 57' west 546 feet to an iron pin on the northeasterly margin of said Road; thence with same, north 30° 35' west 168.5 feet to an iron pin at the beginning of a curve, having a radius of 2969.7 feet, and continuing around said curve in a northwesterly direction 659.8 feet to the beginning, containing 39.7 acres, more or less.

Being part of the real property conveyed to Zoll Baxter by two deeds, one from Robert Vaughn, Clerk and Master, of record in book 437, page 222, said Register's Office, and the other from Cleve Baxter of record in book 628, page 120, said Register's Office; the said Zoll Baxter having since died, leaving his widow, Mrs. Annie Mai Baxter, now McMahan, and Ralph Clayton Baxter, Grafton Baxter, James Russell Baxter and Gertrude N. Baxter, now Toombs, as his only heirs-at-law.

PG 417