BK 3614

81691

WARRANTY DEED

FROM

H. Philip Sadler, et ux,

Bertha L. Sadler

TO

Juanita M. Trent

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day
of AUG A.D. 1988
at 12:45 o'clock P M.
Noted in Book 106 Page 332
Recorded in Book Page
Recording Fee $ 2.00
Register
By Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas Company



For and in Consideration of the sum of Eight Hundred and No/100---------- ---------- ----- ----------($800.00)----------*DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, and for the further consideration that the grantee herein hereby agrees to assume and pay the present unpaid balance due under a certain promissory note, said note being more fully described and secured by a deed of trust of record in Book 3108, page 171, Register's Office for Davidson County, Tennessee, therefore,

We, H. Philip Sadler, et ux, Bertha L. Sadler
have bargained and sold, and by these presents do transfer and convey unto the said Juanita M. Trent,
her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Map of the Subdivision of the Merritt Farm, of record in Book 547, page 66, Register's Office for said County, and being known as Tract No. 3 on the unrecorded Map of the Robert G. Northern Lands, in the 3rd Civil District of said County and described according to a copy of a survey thereof made by William Collier Parrish, Associates Civil Engineers, described as follows:

Beginning at an iron pin in the south margin of Woodberry Drive at the corner of Tracts Nos. 2 and 3; thence with the line between said tracts south 8° 43' West 99.1 feet to a point in the north right-of-way line of a TVA Transmission Easement; thence South 83° 49' West 100.4 feet along the north right-of-way line of said TVA easement to the corner of Tracts 2 and 3; thence with the line between said tracts, north 8° 43' East 99.1 feet to an iron pin in the corner of Tracts 2 and 3; thence with the margin of Woodberry Drive south 81° 17' East 100 feet to the point of beginning containing .22 acres, more or less.

Land in Davidson County, Tennessee, being a part of Lot No. 3 on the Map of the subdivision of the Merritt Farm, of record in Book 547, page 66, Register's Office for said County, and being known as Tract No. 3 on the unrecorded Map of Robert G. Northern Lands in the 3rd Civil District of said County, and described according to a copy of a survey thereof made by William Collier Parrish Associates, Civil Engineers, November 3, 1958, as follows:

Beginning at an iron pin in the south margin of Woodberry Drive at the corner of Tracts 2 and 3; thence with the line between said tracts south 8 deg. 43' west 99.1 feet to a point in the north right-of-way line of a TVA Transmission Easement; thence north 83 deg. 49' west along the north right-of-way line of said TVA easement, 92.45 feet to the common corner of Tract 3 and Lot No. 31 of the Merry Oaks Subdivision, Section 2, of record in Book 2133, page 8, Register's Office for said County; thence with the line between Tract 3 and said Lot No. 31, north 4 deg. 25' east 102.1 feet to an iron pin in the south margin of Woodberry Drive, being the common corner of Tracts 3 and said Lot No. 31; thence with the margin of said Drive, south 81 deg. 17' east 100 feet to the beginning, and containing .22 acres, more or less.

Being the same property as conveyed to H. Philip Sadler, et ux, Bertha L. Sadler, by deed, from Sam McReynolds and Harold L. McReynolds, d/b/a McReynolds' Builders, as of record in Book 3099, page 631, Register's Office for Davidson County, Tennessee.

This property is improved and known as 2417 Woodberry Drive, Donelson, Tennessee.

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