K 3617

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 by E. C. Chance, Inc., a Tennessee corporation, and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

I, Roberta Smith Alexander, a widow,

_____ have bargained and sold, and by these presents do transfer and convey unto the said E. C. Chance, Inc.,

its successors ~~his~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lots Nos. 25, 26, 27, 28, 29, 30, 31, 32,33 and 34 on the Plan of the Subdivision of part of the Chadwell Tract on Neely's Bend Road, as of record in Book 421, page 61, Register's Office for said County, described according to a survey made by J. L. Murphy, Jr. and Company, August 6, 1962, as follows: BEGINNING at the intersection of the center line of Idlewild Avenue and Martha Love Street; thence with the center of Martha Love Street south 79 deg. 00' east 800 feet to the center of Howse, formerly Lock, Avenue; thence with the center of said Avenue south 9 deg. 16' west 1130.65 feet to a spike; thence south 2 deg. 42' west 272.84 feet; thence south 67 deg. 47' west 100.24 feet; thence north 20 deg. 30' west 750 feet to an iron pin; thence south 76 deg. 00' west 257 feet to an iron pin in the center of a branch; thence with the center of said branch south 50 deg. 41' west 202.40 feet to an iron pin in the center of Idlewild Avenue; thence with the center of said Avenue north 9 deg. 06' east 1080.37 to the beginning, containing 18.84 acres, more or less.
Being the same real property conveyed to Robert L. Alexander, Jr. and wife, Roberta S. Alexander, by deed from Henry A. Wheeler, dated February 21, 1945, filed March 12, 1945, and recorded in book 1308, page 374, said Register's Office, the said Robert L. Alexander, Jr. having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. C. Chance, Inc.,

its successors ~~his~~ and assigns, forever.

And I do covenant with the said E. C. Chance, Inc.,

that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except taxes for 1963 which are to be prorated as of the date of deed; and easements for right-of-way of Idlewild Avenue, Martha Love Street and Howse Avenue lying within boundaries of premises as hereinabove described. And I, Roberta Smith Alexander

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said E. C. Chance, Inc.,

its successors ~~his~~ and assigns against the lawful claims of all persons, whomsoever.

Witness my hand ~~his~~ this 10th day of September, 1963.

Roberta Smith Alexander

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