BK 3707

J. J. Sullivan

G-164269
Project I-65-2(19)73

No. [illegible]

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

J. JERROME SULLIVAN AND WIFE, CHARLOTTE M. SULLIVAN

have bargained and sold, and by these presents do transfer and convey unto the State of Tennessee for the use and benefit of the Department of Highways and Public Works the land described below, located in the ~~Civil District~~ **of** Davidson **County, Tennessee:** City of Oak Hill

Parcel No. 1

Beginning at a point in the Southwest corner of Lot No. 75 on the Map of Southmeade, as of record in Book 1835, pages 118 and 119, Register's Office Davidson County, Tennessee and runs with the East margin of Kennilwood Drive in a Northerly direction 173.7 feet to a point in the North line of said Lot No. 75; thence with said line South 65 degrees 35 minutes East, 91 feet to a point; thence with a line which is East of and at all points 125 feet from the Centerline of the proposed highway Southerly 183 feet to a point in the South line of said Lot No. 75; thence with said line North 69 degrees 28 minutes West, 167 feet to the point of beginning, containing 0.53 acres, more or less.

Said above described land is conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress or egress to, from and across the same to and from abutting lands is hereby conveyed.

Parcel No. 2

Being a part of Lot No. 75 as set out in Parcel No. 1, beginning at a point in the boundary line between the lands of A. J. Guepe and J. J. Sullivan, said point being 174 feet North 65 degrees 35 minutes West, of the Northeast corner of said Lot No. 75 and runs with said boundary line South 65 degrees 35 minutes East, 69 feet to a point; thence with a line which is Northeast of and at all points 25 feet from the Centerline of the proposed relocated Kennilwood Drive in a Southeasterly direction 193 feet to a point in the Easterly line of Lot No. 75; thence with said boundary line in a Southwesterly direction 53 feet to a point; thence with a line which is Southwest of and at all points 28 feet from the Centerline of proposed relocated Kennilwood Drive in a Northwesterly direction 220 feet to the point of beginning containing 0.21 acres, more or less.

Parcel No. 2 is hereby conveyed in fee simple.

Parcels Nos. 1 and 2 are parts of the same land conveyed to J. Jerrome Sullivan and wife by deed from Curtis R. Galloway and wife, of record in Book 2141, page 427, in the Register's Office Davidson County, Tennessee.

The above described land is improved and is known as 4352 Kennilwood Drive.

This conveyance is made in consideration of the sum of $19,424.00 **Dollars, cash in hand paid, the receipt of which is hereby acknowledged.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said State of Tennessee for the use and benefit of said Department of Highways and Public Works of the State of Tennessee. And WE **do covenant with the said State of Tennessee that** we are **lawfully seized and possessed of said land in fee simple, have a right to convey it and the same is unencumbered.**

And we **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to said land to the said State of Tennessee against the lawful claims of all persons whomsoever.**

Witness our **hand s, this** 13th **day of** March, **19** 64.

J. Jerrome Sullivan
J. Jerrome Sullivan

Charlotte M. Sullivan
Charlotte M. Sullivan

PG 117