BK 3710

WARRANTY DEED TTC-167812 REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN ********** DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

MRS. MARY ARRINGTON, a widow,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES E. ARRINGTON and wife, MARY CATHERINE ARRINGTON,

hereinafter called the Grantee, his heirs, successors and assigns, two tracts of land in Davidson County, Fourteenth Civil District, State of Tennessee, described as follows: According to a survey, attached hereto and made a part hereof, made June 20, 1959, by C. J. Carney, Surveyor:

TRACT No. 1: Beginning at an iron pin in Cantarutti Road, 170 feet west of Alessio Road, being about 800 feet west of State Highway No. 112; thence through Cantarutti Road N 88° W 47 feet to an iron pin near the south margin of said road; thence N 31° W 48 feet to an iron pin in said road; thence, leaving said road, S 59° W 74 feet to an iron pin; thence S 2° W 308.6 feet to an iron pin; thence S 88° E 135.3 feet to an iron pin; thence N 2° E 308.6 feet to the beginning, containing 1 acre, more or less.

Being the same property conveyed to Mrs. Mary Arrington, a widow, by deed from Kenneth Rottero and wife, Susan Evans Rottero, of record in Book 2957, page 31, Register's Office for said County.

TRACT No. 2: A small triangular parcel, described as follows: Beginning at an iron pin near and south of the southerly margin of Cantarutti Road, said beginning point being a corner in the northerly line of Tract No. 1 above, and running thence N 31° W 5 feet, more or less, to the southerly margin of Cantarutti Road; thence, along the same, southeastwardly 13 feet, more or less, to a point in the northerly line of said Tract No. 1; thence, along the same, N 88° W 10 feet, more or less, to the beginning.

Being the same property conveyed to Mrs. Mary Arrington, a widow, by deed from Alonzo Spain, Jr., and wife, Jessie K. Spain, of record in Book 3102, page 392, said Register's Office.

This conveyance is made subject to an easement for the right-of-way of Cantarutti Road lying within the bounds of the tracts described above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1964 taxes, which have been assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 27th day of April, 1964

Mrs Mary Arrington
Mrs. Mary Arrington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK, JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named Mrs. Mary Arrington, a widow,

the [illegible] with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of April, 1964.

Reau E. Folk Jr.
Notary Public

My commission expires July 26, 1966

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