BK 3770

Beginning at the southwest intersection of Hill Avenue and Cole Avenue; thence along the south margin of Hill Avenue north 71 degrees 47' west

419.92 feet to a post, the northwest corner of lot No. 3; thence south 15 degrees 35' west 407 feet, more or less, to a point in the center line of a 20 foot alley, now closed by agreement and quitclaims of the abutting and adjoining landowners of record in Book 1876, page 160, said Register's Office; thence along the center line of said closed alley north 73 degrees 05' west 182.9 feet, more or less, to a point; thence from the center line of said closed alley north 10 degrees 22' west 342.39 feet, more or less, to a concrete monument, the northwest corner of the property conveyed to the State of Tennessee by deed from E. J. Sain and wife, of record in Book 1300, page 693, said Register's Office; thence along the north line of the property of the State of Tennessee south 71 degrees 30' east 469.6 feet to a point; thence north 17 degrees 44' east 327 feet, more or less, to the center line of a closed alley hereinabove referred to; thence along the center line of said closed alley south 73 degrees 05' east 75 feet to a point in the west margin of Cole Avenue; thence along the westerly margin of Cole Avenue north 17 degrees 41' east 398.7 feet to the beginning, containing a total area, including part of the said closed alley, of 7.55 acres, more or less.

Being the same property conveyed to Tot Realty Company, Inc., by deed from E. J. Sain and wife, Fannie Hill Sain, of record in Book 1874, page 213, Register's Office for Davidson County, Tennessee, and reflecting such additions and deletions from the same as affected by an agreement and quitclaims in an instrument by and between Tot Realty Company, Inc., E. J. Sain and wife, and Mrs. Mamie Nick, a widow, closing an alley running east and west, said alley lying south of said Lots Nos. 3 and 4, of record in Book 1876, page 160, said Register's Office.

This conveyance is subject to an easement for a 30 foot avenue out of and along the westerly margin of that portion of the property lying south of lots Nos. 3 and 4 of the Cole Subdivision as reserved in a deed of record in Book 330, page 176, Register's Office for said County.

To and and to hold said real estate, with the appurtenances, Estate, title and interest thereto belonging, to the said Nash Realty Company, Inc., its successors and assigns forever. And Tot Realty Company, Inc. does covenant that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unemcumbered except by taxes for 1964 which have been



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