G-10051

BOOK 3790

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, I, Sudie Teasley, a widow, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Walter B. Williams and wife, Margie L. Williams, hereinafter called the Grantee, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being in the 14th, formerly the 24th, Civil District of said County and on the Loggins Spring Road (now Union Hill Road), a short distance from where it intersects the Springfield Road, and being the North portion of the tract of land conveyed to A. L. England by D. W. Potter and wife, by deed of record in Book No. 347, page 187, Register's Office for Davidson County, Tennessee, and according to a plat made by M. B. Knight, Surveyor, in July, 1925, described as follows, to-wit: Beginning at a stone, four hornbeam and oak pointers, the northwest corner of said land; thence South 86 3/4° East 81 poles to a stone on the East Margin of a 16 foot right of way, reserved by W. F. Williams and W. S. Whiteman, including and excluding said right of way South 2 3/4° West 104 poles, crossing Loggins Spring Road (now Union Hill Road), to a stake; thence North 79½° West crossing said Road, 83 poles to a stake in the east line of the C. H. Milliken land, thence North 3¼° East 93.6 poles to the beginning, containing 50 acres, more or less.
Being part of the same property conveyed to W. L. Teasley and wife, Sudie Teasley by deed from A. L. England and wife, Reta Catherine England of record in Book 689, page 114, Register's Office for Davidson County, Tennessee. (The said W. L. Teasley having since died).

Included but specifically excluded is the following tract of land conveyed by Right of Way Deed of record in Book 2158, page 297, Register's Office for Davidson County, Tennessee: A strip of land beginning at Survey Sta. 33 + 00 and ending at Survey Sta. 38 + 35, having an average width of 30 feet and extending 25 feet on the left of the Survey Center Line from Sta. 33 + 00 to Sta. 34 + 00 and 30 feet on the left at Sta. 34 + 50 to Sta. 35 + 50 and 25 feet on the left at Sta. 36 + 00 to Sta. 38 + 35.
A strip of land beginning at Survey Sta. 33 + 20 and ending at Survey Sta. 38 + 52 having an average width of 12 feet and extending 30 feet on the right of the Survey Center Line from Sta. 33 + 20 to Sta. 35 + 50 and 25 feet on the right from Sta. 36 + 00 to Sta. 38 + 52.
Being the same property conveyed to Davidson County, Tennessee by Right of Way Deed from Mrs. Sudie Teasley of record in Book 2158, page 297, Register's Office for Davidson County, Tennessee.

Also included but specifically excluded is the following tract of land conveyed by deed of record in Book 2652, page 583, Register's Office for Davidson County, Tennessee: Lying and being in the 14th Civil District of said County, described according to a copy of a survey thereof by Howard Green, June 15, 1957, as follows:
Beginning at a nail in the center line of Union Hill Road at the corner of property of W. F. Bugg; thence with center of said Road, North 39° 30' East 584 feet to a nail in the center of said Road; thence leaving said Road, South 2° 45' West 526 feet to a stake with Chestnut pointers; thence North 79° 30' West and along W.F. Bugg's north property line, 356 feet to the beginning.
Being the same property conveyed to Paul L. Hicks and Buford L. Reding by deed from Sudie Teasley, unmarried, of record in Book 2652, page 583, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and I do covenant with the said Grantees 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, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 14th day of July, 1964.

Sudie Teasley

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, James M. Foster, a Notary Public in and for the State and County aforesaid, personally appeared the within named Sudie Teasley, a widow, the bargainor, 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 14th day of July, 1964.

James M. Foster
Notary Public

My commission expires: My Commission Expires Dec. 2, 1967

Nashville Title Co.

WARRANTY DEED

FROM

Sudie Teasley, a widow

TO

Walter B. Williams, etux

41801

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 15 10 31 AM '64

NOTES: BOOK 102 PAGE 207
RECORDING FEE $ 2.00
DEP. REG. M

STATE TAX $ 30.00
PROBATE .50
TOTAL $ 30.50

JUL 15 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 15 1964