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Map. 144-13
P/O Par. 5
PW

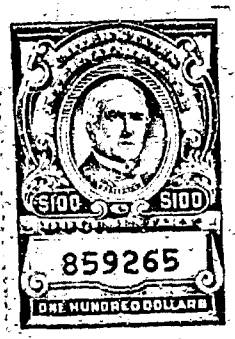
WARRANTY DEED

FOR AND IN CONSIDERATION OF The sum of Ten ($10.00) Dollars, cash in hand paid by J. BRANSFORD WALLACE and wife, LOUISE B. WALLACE, hereinafter called the "Grantees", and other good and valuable considerations, the receipt of which is hereby acknowledged, I, R. D. STANFORD, JR., hereinafter called the "Grantor" have bargained and sold, and by these presents do transfer and convey unto the said Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Tract I, of the proposed re-subdivision of R. D. Stanford Property, and described from a plan as approved by City of Forest Hills Zoning & Planning Commission, dated September 13, 1961, and being further known as the east part of a 12 acre tract lying and being in the rear of Lots Nos. 1, 2 and 3 as shown on a survey made by Barge, Waggoner & Sumner, Engineers, dated June 29, 1959, as follows:
>
> Beginning at a point in the north corner of Tracts I and II, said point being located, North 88° East 180 feet from the east line of Lot No. 3; thence with the north line of Tract I, North 88° East 143 feet to a monument; thence North 60° 41' East 329.3 feet to a monument; thence along the east line of Tract I, South 4° 30' West 995.6 feet; thence North 84° 47' West 425.2 feet to a corner of Tracts I and II; thence with the line between Tracts I and II, North 5° 11' East 790.7 feet to the point of beginning, containing 8.39 acres, more or less.
>
> Being part of the property conveyed to R. D. Stanford, Jr., by deed from Charles S. Ragland and wife, as of record in Book 3034, page 245, said Register's Office,



together with easements for roadway leading from Chickering Road to the property described herein which roadway shall be used only for the benefit of said property and the expense of the maintenance of which shall be borne by the Grantees. Said easements being described from said plan as follows:





(1) Beginning at a point in the center line of Chickering Road, said point being the northwest corner of Lot No. 2 owned by L. J. Mulhall;

Thence, severing Lot No. 3 North 20° 18' East, 10.0 feet with the center line of Chickering Road to a point;

Thence, South 75° 55' East, 439.6 feet to a point;

Thence, North 59° 25' East, 41.06 feet to a point;

Thence, Northeasterly, 284.51 feet with a curve to the right having a radius of 337.5 feet and a central angle of 48° 19' to a point;

Thence, South 72° 16' East, 75.6 feet to a point in the east boundary line of Lot No. 3;

Thence, South 4° 19' West, 56.8 feet with said boundary line of Lot No. 3 to a point;

Thence, North 72° 16' West, 89.5 feet to a point;

Thence, Southwesterly, 238.24 feet with a curve to the left having a radius of 282.5 feet and a central angle of 48° 19' to a point;

Thence, South 59° 25' West, 0.9 feet to a point in the north boundary line of Lot No. 2;

Thence, North 75° 55' West, 490.7 feet with said north line of Lot No. 2 to the point of beginning;

Containing 0.6 acres, more or less.

(2) Beginning at a point in the center line of Chickering Road, said point being the northwest corner of Lot No. 2 and the southwest corner of Lot No. 3;

Thence, South 75° 55' East 480.7 feet with the common line of Lot No. 2 and Lot No. 3 to a point;

Thence, South 59° 25' West, 71.4 feet to a point;

Thence, North 70° 33' West, 155.1 feet to a point;

Thence, North 75° 55' West, 301.6 feet to the center line of said Chickering Road;

Thence, North 23° 24' East, 36.0 feet with said center line to the point of beginning;

Containing 0.4 acres, more or less.

(3) Beginning at a point in the east line of Lot No. 3, owned by R. D. Stanford, said point being North 4° 19' East, 71.0 feet from the southeast corner of said Lot No. 3 and the northeast corner of Lot No. 2 owned by Mulhall;

Thence, North 4° 19' East, 60.9 feet with the east line of said Lot No. 3 to a point;

Thence, South 75° 55' East, 179.5 feet, severing a parcel known as Tract No. II to a point in the east line of same and being in the west line of a parcel known as Tract No, II;

Thence, South 5° 11' West, 60.7 feet with the common line between Tract I and Tract II to a point;

Thence, North 75° 55' West, 168.5 feet to the point of beginning;

Containing 0.2 acres, more or less;

together with an easement for public utilities to be used for the benefit of said property only and the maintenance of which is to be borne

by the Grantees and subject to the regulations of the utilities involved, described according to said plan as follows:

(4) A parcel of property 10 feet in width and lying along the northerly margin of Lot No. 2 to the south of the boundary line between Lots Nos. 2 and 3.

(5) Beginning at the northeast corner of Lot No. 2 owned by Mulhall, said point also being the southeast corner of Lot No. 3 owned by R. D. Stanford;

Thence, North 4° 19' East, 10.2 feet with the east line of said Lot No. 3 to a point;

Thence, South 75° 55' East, 167.5 feet severing a parcel known as Tract No. II to a point;

Thence, North 5° 11' East, 60.7 feet to a point in the southerly margin of a 60 foot roadway and utility easement;

Thence, South 75° 55' East, 10.1 feet with said 60 foot easement to a point in the east line of said Tract No. II and the west line of a parcel known as Tract No. I;

Thence, South 5° 11' West, 70.8 feet with the common line of Tracts I and II to a point;

Thence, North 75° 55' West, 177.5 feet to the point of beginning;

Containing 0.1 acres, more or less.

This conveyance is made subject to an easement for roadway and public utilities retained by the Grantor for use by him or his assign in connection with the use and for the benefit of Lot No. 3 only of said plan, which said easement shall traverse the property described in Paragraphs 1 and 2 above, reference to which is hereby made. However, the owners of Lot No. 3 shall be obligated to pay their pro-rata share of the maintenance of said roadway and public utilities and in the event they fail to do so, their right to use said easements shall cease and terminate.

This conveyance is made subject to an easement over in favor of L. J. Mulhall and wife, as set out in Deed from R. D. Stanford, Jr. and wife, of record in Book 3034, page 188, Register's Office for Davidson County, Tennessee, said property being described in Paragraph 4 above, to which reference is hereby made.

This conveyance is made subject to an easement for 140 foot roadway from Tract II described on said plan as follows:

(6) Beginning at a point in the east line of Tract No. II and the west line of Tract No. I, said point being South 5° 11' West, 263.9 feet from the common northerly corner of said Tracts Nos. I and II;

Thence, North 5° 11' East, 149.2 feet with the common line between Tract I and II to a point in same;

Thence, North 75° 00' East, 442.4 feet to a point in the east line of Tract No. I;

Thence, South 4° 30' West, 148.5 feet with the east line of Tract No. I to a point in same;

Thence, South 75° 00' West, 444.3 feet to the point of beginning;

Containing 1.4 acres, more or less.

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.

I, MARGARET G. STANFORD, wife of R. D. STANFORD, JR., join in this conveyance for the express and sole purpose of releasing and relinquishing and conveying to the said J. Bransford Wallace and wife, Louise B. Wallace, any and all marital or other rights which I now have or may have in and to the property hereinbefore described.

WITNESS, our hands this 15th day of May, 1967.

R. D. Stanford, Jr.

Margaret G. Stanford

STATE TAX $ 195.00
PROBATE .50
TOTAL $ 195.50

MAY 16 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID MAY 16 1967

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, George W. Pickens, a Notary Public in and for said County and State, the within named R. D. Stanford, Jr. and Margaret G. Stanford, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of May, 1967.

George W. Pickens
Notary Public

My Commission Expires:
November 8, 1967

Address New Owner as Follows:

J. Bransford Wallace
3312 West End Avenue
Nashville, Tennessee

Send Tax Bills To:

Fidelity Federal Savings & Loan Association,
401 Union St, Nashville, Tenn., 37219

Map-Parcel Nos.

This is improved property: 1608 Chickering Road, Nashville, Tennessee

This Deed Prepared by:

S. McP. Glasgow, Jr.
GLASGOW, ADAMS & TAYLOR
Court Square Building
300 James Robertson Parkway
Nashville, Tennessee

71920

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 16 3 04 PM '67

NOTED: BOOK 116 PAGE 426
RECORDING FEE $ 3.50
DEP. REG. 3

WARRANTY DEED

R. D. STANFORD, JR.

TO

J. BRANSFORD WALLACE and wife,
LOUISE B. WALLACE

FIDELITY FEDERAL SAVINGS AND
LOAN ASSOCIATION OF NASHVILLE

GLASGOW AND ADAMS
ATTORNEYS AT LAW
COURT SQUARE BUILDING
NASHVILLE, TENNESSEE 37219

L17428 ($30,000.00)