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Map. 75
Par. 68-76
PW

WARRANTY DEED

This instrument prepared by: Jack H. Davis, Attorney At Law
2517 Lebanon Road
Donelson, Tennessee

SEND TAX BILLS TO: EUGENE HUGHES
1404 LEBANON RD
NASHVILLE, TENN 37210

For and in consideration of the sum of Five Thousand dollars ($5000.00) cash in hand paid by Walter Eugene Hughes and wife, Mary Jo Hughes, hereinafter referred to as the Grantees, and their covenant to discharge the remaining balance of the purchase price, in the amount of Thirty Thousand dollars ($30,000.00) as evidenced by a certain Deed of Trust and Promissory Note executed by them and which is recorded in Trust Deed Book _____ Page _____ of the Register's Office for Davidson County, Tennessee, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Julian G. Morgan and wife, Blanche B. Morgan, hereinafter referred to as the Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Grantees, their heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, more fully described as follows, to-wit:

PARCEL I:

Land lying in the fourth civil district of Davidson County, Tennessee, which description begins at an iron pin near the northeast corner of the Joe Valent property line; thence proceeding easterly, north two degrees, fifty-two minutes east, 2534.39 feet to an iron pin; thence in a southerly direction, north 87 degrees, 24 minutes east, 1123.0 feet to a stake at the boundary of the William Tune, Jr. property line; thence southwesterly, south 20 degrees, 50 minutes east, 267.3 feet to a point; thence south 10 degrees, 30 minutes east, 200.0 feet to a point; thence, south 16 degrees, 20 minutes east, 370.0 feet to a third point; thence in a northerly direction, south 55 degrees, 05 minutes west, 510.0 feet to a stake; thence proceeding southwesterly, south 56 degrees, 18 minutes east, 354.0 feet to an iron pin; thence along a section of the Tennessee Central Railroad in a northerly direction, south 40 degrees, 35 minutes west, 438.63 feet to an iron pin; thence in a northerly direction, north 78 degrees, 08 minutes west, 440.47 feet to an iron pipe; thence along the boundary line of the Claude C. Benson property which line proceeds in a westerly direction, south 3 degrees, 01 minute west, 633.71 feet to an iron pin; thence in a northwesterly direction along another section of the Tennessee Central Railroad, south 40 degrees, 35 minutes west, 572.15 feet to an iron pin; thence proceeding northerly along the property line of Harry E. Ringler, north 85 degrees, 47 minutes west, 239.17 feet to the point of beginning, said parcel containing 55.61 acres.

Sworn to and subscribed and [illegible] before me this 7th day of [illegible] 69

$30,000.00

Deputy Register

PARCEL II:

Land lying in the fourth civil district of Davidson County, Tennessee, beginning at an iron pin on the south boundary of the Tennessee Central Railroad tracks at Old Spike and proceeding thence in a northeasterly direction, north 40 degrees, 35 minutes east, 1345.06 feet to an iron pin at boundary line of the William Tune, Jr. property; thence in a northerly direction, south 56 degrees, 18 minutes east, 107.68 feet to an iron pin at the northwest edge of 60 feet row on the north side of Chandler Road; thence northeast 242.44 feet to an intersecting point; thence northeast along Chandler Road, south 46 degrees, 25 minutes west, 728.28 feet to an intersecting point; thence 391.91 feet southwest to the point of beginning, said parcel containing 1.66 acres. Being the same property conveyed to Julian G. Morgan and wife, Blanche B. Morgan, by Deed as of record in Book 1109 Page 312, in the Register's office for Davidson County, Tennessee.

To have and to hold the certain tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever, and we do covenant with the said Grantees and we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and we do further covenant and bind ourselves, our heirs and representatives, to warrent 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.

In witness whereof, we have hereunto set our hands at Nashville, Tennessee, this 16th day of January, 1969.

A31709

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IDENTIF. REFERENCE

FEB 26 9 47 AM '69

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Julian G. Morgan

Blanche B. Morgan

ACKNOWLEDGMENT

Personally appeared before me, Robert G. Ellis, a Notary Public in and for said County and State, the within named Julian G. Morgan and wife, Blanche B. Morgan, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of January, 1969.

Robert G. Ellis
NOTARY PUBLIC

Commission Expires: October 25, 1969

CONV 30,000.00
TAX A* 78.00
A* .50
A* 3.00 * 81.50
W'DEED

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