BOOK 4333 PAGE 257

Map. 158
Par. 3
PW

WARRANTY DEED

FROM: FRANK ENGLERT, JR., et ux.

TO: MANSON M. ROWAN, et ux.

This instrument was prepared by Vincent E. Wehby, Attorney at Law, 11th Floor, Third National Bank Building, Nashville, Tennessee.

A 40671

IDENTIF. REFERENCE

MAY 15 1 27 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 15 69	CONV	11,000.00				
MAY 15 69	S'TAX		A*	28.60		
MAY 15 69	PR'FEE		A*	.50		
MAY 15 69	M'DEED		A*	6.00	*	35.10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, FRANK ENGLERT, JR. and wife, MARGARET PILKERTON ENGLERT, have this day bargained and sold, and do hereby transfer and convey unto the said MANSON M. ROWAN and wife, PATRICIA E. ROWAN, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

DESCRIPTION:

Three tracts of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described as follows:

TRACT NO. 1:
DESCRIBED according to a survey made March 3, 1936, by Erle Drake, County Surveyor, Davidson County, Tennessee, as follows:
BEGINNING at a point in the center of Otter Creek, and running thence South 61-1/2° West 13 feet to a sycamore on the south bank of said Creek, a corner of a tract of 22.03 acres shown on said survey; thence North 47-1/2° west crossing said Creek, 184 feet to a large oak; thence North 14° East with the line between said tract and this tract, 915 feet, passing a hackberry on the southerly margin of Vaughn's Gap Road, to the center of said Road, the northeast corner of said Tract of 22.03 acres; thence with the center of said Road South 55-1/2° East 516 feet, south 69-1/4° east 148 feet, and south 45-1/2° east 73 feet to a point in the center of the Bridge and Otter Creek; thence with the center of said Creek, south 79-1/2° west 178 feet, south 20-1/4° west 172-1/2 feet, south 27-1/2° West 277 feet, south 69-1/2° west 114 feet, south 8-1/2° east 70 feet, south 21° west 64 feet, south 74° west 130 feet and north 63° West 105 feet to the beginning, containing 10 acres, more or less.

TRACT NO. 2:
Described according to a survey made March 3, 1936, by Erle Drake, County Surveyor, Davidson County, Tennessee, as follows:
BEGINNING at a sycamore on the south bank of Otter Creek, 13 feet from the center of said Creek, a corner of Tract No. 1, and running thence South 61-1/2° West 547 feet to the center of said Creek; thence leaving said Creek, on a line 14 feet north of a stone wall, North 85-3/4° west 272 feet to a point 14 feet north of said stone wall; thence north 3-1/4° east 1566 feet to the center of Vaughn's Gap Road; thence with the center of said Road, south 81-3/4° east 136 feet, and south 66° east 685.5 feet to the northwest corner of Tract No. 1 of 10 acres; thence south 14° west passing a hackberry on the southerly margin of said Road, 915 feet to a large oak; thence south 47-1/2° east crossing Otter Creek, 184 feet to the beginning, containing 22.03 acres, more or less.

TRACT NO. 3:
Being part of the Edward Scruggs Tract of land, lying in the Counties of Davidson and Williamson, partitioned in the County Court in the cause of A.B. Scruggs, et al, vs. Mrs. Alice Scruggs Kelley, a plan of which is recorded in Minute Book 65, page 378 and 379, said Court and described as follows:
BEGINNING at a point in the center of Old Hickory Boulevard, the center of the pier of the bridge across Otter Creek; thence north 71° 35' west with the center of said Boulevard, 1668 feet to its intersection with the center of the Old Vaughn Gap Road; thence southeasterly, with the center of said Old Vaughn Gap Road, to the center of the pier of the bridge across Otter Creek; thence northeasterly, with the center of said Otter Creek, to the beginning, containing 5.39 acres, more or less.
Included in the above description, but to be excluded therefrom is the following described property.
A tract of 2.08 acres conveyed to O.N. Bryan, Jr., and wife, by Roberta S. Alexander, as of record in Book 3508, page 247, said Register's Office.
A tract of 17.13 acres, more or less conveyed to Manson M. Rowan, et al, by deed from Frank Englert, Jr., and wife, in Book 3832, page 417, and
A tract of land conveyed to James R. Anderson and wife, by deed from Frank Englert, Jr., and wife in Book 3833, page 814, said Register's Office.
Being part of the property conveyed to Frank Englert, Jr., and wife, Margaret Pilkerson Englert, by deed from Roberta S. Alexander, as of record in Book 3644, page 186, said Register's Office.
This conveyance constitutes all the remaining right, title and interest of the grantors acquired under the deed from Roberts S. Alexander, heretofore mentioned, of record in Book 3644, Page 186, R.O.D.C., Tennessee.

This is unimproved property, known as the Alexander property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said MANSON M. ROWAN and wife, PATRICIA E. ROWAN, grantees herein, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for easement for right of way of Vaughn's Gap Road and Old Hickory Blvd. lying within boundaries of premise, and the easements and restrictions set forth in the deed from ROBERTA S. ALEXANDER to O. N. BRYAN, JR. and wife as of record in Book 3508, page 247, Register's office of Davidson County, and as modified by deed from ROBERTA S. ALEXANDER to FRANK ENGLERT, JR. and wife, MARGARET PILKERTON ENGLERT, of record in Book 3644, page 186, said Register's office.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said MANSON M. ROWAN and wife, PATRICIA E. ROWAN, grantees herein, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 14th day of May, 1969, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Frank Englert Jr.
FRANK ENGLERT, JR.

Margaret Pilkerton Englert
MARGARET PILKERTON ENGLERT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $11,000.00.

Subscribed and sworn to before me, this the 14th day of March, 1969.

Frank Englert, Jr.
Affiant

Vivian E. Webb
Notary Public

My Commission Expires: 7-26-70.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank Englert, Jr., and wife, Margaret Pilkerton Englert, the within named 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 19th day of March, 1969.

Vivian E. Webb
Notary Public

My Commission Expires: 7-26-70.

Address New Owner and Send Tax Bills To:

Manson M. Rowan and wife,
Patricia E. Rowan
c/o Rowcon Company
Third National Bank Building
Nashville, Tennessee