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RECORDED
INDEXED
M. S. CHANDLER
CLERK

IN CONSIDERATION of One (\$1.00) Dollar and other valuable considerations paid, the receipt of all of which is hereby acknowledged, and the execution by the grantee herein of one (1) note of even date herewith for Twelve Thousand Five Hundred (\$12,500.00) Dollars, due and payable on or before twelve (12) months after date, with interest at six per cent (6%) per annum, payable at maturity; said note providing that should this note and interest or any part thereof remain due and unpaid for thirty days after maturity, then the remaining part of said note and interest may be treated as due and payable, the payment of which is secured by a vendor's lien which is hereby retained on the real estate hereinafter described; and as further security for the payment of said note and to more easily enforce its collection the grantee has executed to The Title Guaranty and Trust Company of Chattanooga, Trustee, a deed of trust on said real estate, containing full power of sale, etc., but it is agreed and understood that an entry of the release of said note either on the margin of the recorded copy of this lien deed or of said deed of trust in the office of the Register of Hamilton County, Tennessee, will release both the vendor's lien retained in this deed and the lien created by said deed of trust whether the said deed of trust be recorded or not; I, JAY SANDERS, widow, hereby declaring that my husband, A. C. Sanders, died in the year 1956, and further declaring that our marriage was continuous from date of the acquisition of the property herein described until the date of his death, do hereby sell, transfer, and convey unto the CITY OF RED-BANK-WHITE OAK, a municipal corporation, the following described real estate in the Third Civil District, Hamilton County, Tennessee:

TRACT ONE:

Beginning at a stake in the south line of the Morrison Springs Road (sometimes called the Mountain Creek Road) which stake is the northwest of a tract of land conveyed to A. C. Sanders and wife, by deed recorded in Book R, Volume 18, page 569, Register's Office of Hamilton County, Tennessee; thence north seventy-five (75) degrees west along the south line of the said Morrison Springs Road a distance of three hundred twenty-five (325) feet, more or less, to a stake in the south line of the Morrison Springs Road and in the west line of a twenty (20) foot road leading southwardly from the Morrison Springs Road, which stake is the center of the drain ditch on the west side of the said road leading southwardly; thence south sixty-two (62) degrees west seventy-four (74) feet to a stake in the center of said drain ditch along the west side of said road; thence south with the meanderings of the said road thirty (30) degrees west fifty-six (56) feet to a stake in the said drain ditch; thence continuing south twelve (12) degrees east a distance of three hundred (300) feet; more or less, in the center of the said drain ditch along the west side of said road to a stake; thence south eighty-seven (87) degrees east a distance of _____ feet to a stake in the center of said drain ditch on the west side of the said road way; thence

north forty-two (42) degrees east along the west line of the said Sanders tract of land, a distance of five hundred ten (510) feet, more or less, to a stake in the south line of the Morrison Springs Road, the point of beginning.

EXCEPTION: There is excepted out of the tract of land above conveyed a strip of land twenty (20) feet wide extending along and over the west part of the said tract of land leading southwardly from the Morrison Springs Road, which tract of land has been used as a public road and especially dedicated for public road purposes and this conveyance is made with the understanding that the said roadway will remain and continue to be a public road not to be obstructed, and that the drain ditch along the west side of the road is ten (10) feet west of the center of the said roadway, and the public shall have free access to travel on the said roadway, and it is to remain a public road.

Prior title is recorded in Book 793, page 547, said Register's Office.

TRACT TWO:

Beginning at the southeast corner of the property conveyed by Robert C. Vandergriff and wife, Blanche Vandergriff to A. C. Sanders and wife, Jay Sanders by deed dated November 1, 1924 and registered in Book R, Vol. 18, page 569, said Register's Office, November 12, 1924, and in the western line of the Chattanooga Estates Company, H. F. & A. J. Rogers tracts at a post oak corner to the Berry Brown tract now owned by N. Long; thence south eighty-seven (87) degrees twenty (20) minutes west along the north line of said Long tract two thousand eight hundred thirty-five (2835) feet, more or less, to the center of Mountain Creek; thence up the center of Mountain Creek in a general direction as follows: north forty-one (41) degrees thirty (30) minutes east three hundred fourteen (314) feet, south eighty-two (82) degrees fifteen (15) minutes east one hundred twenty-one (121) feet, north thirty-one (31) degrees east one hundred eighteen (118) feet, north twenty-four (24) degrees west one hundred twenty-eight (128) feet, south eighty two (82) degrees thirty (30) minutes east one hundred eighty (180) feet, north sixteen (16) degrees east one hundred eighty-seven (187) feet, north six (6) degrees east two hundred seventy six (276) feet, north twenty-seven (27) degrees forty-five (45) minutes west one hundred (100) feet, north thirteen (13) degrees east eighty (80) feet; thence north fifty-three (53) degrees thirty-nine (39) minutes west about twenty-five (25) feet to the center of said creek; the southwestern corner of the tract conveyed to Hamilton County Board of Education by deed recorded in Book 1324, page 141 in said Register's Office; thence south fifty-three (53) degrees thirty-nine (39) minutes east along the southwestern line of said Hamilton County Board of Education tract thirteen hundred eighty (1380) feet, more or less, to a stone marking the most southern corner of the Hamilton County Board of Education tract (former deed calling said distance nine hundred eighty-eight (988) feet, more or less); thence north sixty-one (61) degrees thirty-five (35) minutes east along said Board of Education tract one thousand two hundred seventy-two (1272) feet, more or less, to a stone; thence north thirty-six (36) degrees thirty-five (35) minutes east five hundred eighty-two (582) feet to the south side of the Morrison Springs Road (formerly called Mountain Creek Road); thence south seventy-one (71) degrees forty-five (45) minutes east along the southern line of said road eighty-eight (88) feet to a stone; thence south twenty four (24) degrees twenty (20) minutes west two hundred thirty-one (231) feet to a stone; thence south fifty-nine (59) degrees forty-five (45) minutes east five hundred five (505) feet, more or less, to a stone with post oak pointers; thence south twenty-three (23) degrees west along the western line of the said Chattanooga Estates Company, H. F. & A. J. Rogers tracts one thousand ten (1010) feet, more or less, to the point of beginning, containing forty-eight and 3/10 (48.3) acres, more or less. Prior title is recorded in Book R, Volume 18, page 569, said Register's Office.

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SUBJECT to any governmental zoning and subdivision ordinances or regulations in effect thereon.

SUBJECT to the Valdeau-Daisy transmission line.

SUBJECT to the transmission line easement conveyed to the U.S.A. (TVA) by A. C. Sanders and wife, Jay Sanders, by instrument recorded in Book 762, page 148, said Register's Office.

SUBJECT to the road right of way as set out in the deed of Robert C. Vandergriff and wife, to A. C. Sanders and wife, recorded in Book 793, page 547, said Register's Office.

SUBJECT to any roadways extending into, through, over or under said tracts.

The grantee herein assumes and agrees to pay all taxes assessed against said real estate for the year 1960.

TO HAVE AND TO HOLD the same unto said CITY OF RED BANK-WHITE OAK, a municipal corporation, its successors and assigns, forever in fee simple. I covenant that I am lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; that the title thereto is clear, free and unencumbered, except as hereinabove mentioned, and I will forever warrant and defend the same against all lawful claims.

WITNESS my hand this 17th day of May, 1960,

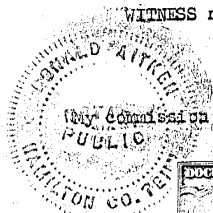
Jay Sanders

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

On this 20th day of June, 1960, before me personally appeared JAY SANDERS, widow, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal.

Donald P. Sims
Notary Public



Commission expires: April 25, 1961

FEE 37.50 TOTAL 38.00

MAY 1 1960

JACK HIXSON
COUNTY CLERK

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