by H.M. Hester S. 19° 33' W. 167 feet to an iron pin on line of lot of W.E. McCain; thence along the line of last mentioned lot S. 69° 38' E. 55.9 feet to an iron pipe on corner of lot of W.O. Groce; thence along the line of last mentioned lot N. 19° 31' E. 170 feet to an iron pin on the south side of East Stone Avenue, which pin is Ill feet in a westerly direction from Rowley Street; thence along the line of East Stone Avenue N. 72° 30' W. 55.8 feet to the beginning corner.