1540

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $-------$4,500.00----------

-----FOUR THOUSAND FIVE HUNDRED AND NO/100---------- DOLLARS

Cash in hand paid by Nelson Pointer and wife, Emma Lee Pointer, receipt of which is hereby acknowledged,

we, F. W. Caldwell and wife, Donna G. Caldwell have bargained and sold, and by these presents do transfer and convey unto the said Nelson Pointer and wife, Emma Lee Pointer 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 the easterly part of Lot No. 1 on the Map of Coleman's Subdivision of part of Lot No. 1, Patterson Lands, as of record in book 421, page 149, Register's Office for said county.
Said part of said lot No. 1 fronts 65 feet on the south side of Whitsitt Road and runs back between lines 70 feet more or less on the west line and 52 feet on the easterly line along the westerly margin of the first alley east of Nolensville Pike, to a dead line and measures 60 feet thereon.
Being the same property conveyed to F. W. Caldwell and wife, Donna G. Caldwell, by deed from Thomas M. Pritchett, of record in book 1345, page 317, said Register's Office.

The above property is subject to restrictions of record in book 1511, page 613, RODC.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nelson Pointer and wife, Emma Lee Pointer their heirs and assigns, forever.

And we do covenant with the said Nelson Pointer and wife, Emma Lee Pointer that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except taxes for the year 1947 which have been pro-rated.
And we, F. W. Caldwell and wife, Donna G. Caldwell do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Nelson Pointer and wife, Emma Lee Pointer their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 10 day of November 194 7

F. W. Caldwell

Donna G. Caldwell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edwin E. Garland, a Notary Public in and for said County and State, the within named F. W. Caldwell and wife, Donna G. Caldwell

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 Nolensville, Tennessee, this 10th day of November, 194 7

My commission expires ~~4/7/49~~ 4/3/50

Notary Public

147