1578

WARRANTY DEED — Published by Tennessee Title Company

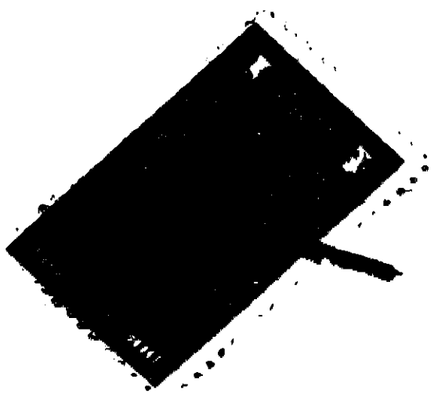
For and in consideration of the sum of $1,400.00 - - - - - - - - - - - - - - - - -
ONE THOUSAND FOUR HUNDRED AND - - - - - - - - - - - -NO/100 DOLLARS
Cash in hand paid, the receipt of which is hereby acknowledged.

We, Charles S. Wells and wife, Dixie Tanner Wells

have bargained and sold, and by these presents do transfer and convey unto the said James I. Caldwell, Jr. and wife, Martha Ellen Caldwell

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

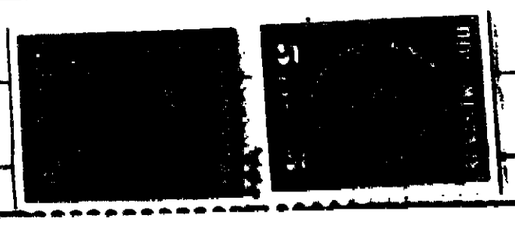
"Land in Davidson County, Tennessee, being Lot No. 1 on the unrecorded Subdivision of Part of Lots Nos. 29 and 30 of the Forest Park Land Company's Subdivision, which is of record in Book 161, page 144, said Lot No. 1 being shown on the survey of S. R. Sanford, Jr., Civil Engineer, made July, 1940, and is identically the same as the South 110 feet of the westerly 230 feet of Lot No. 30 of said Forest Park Land Company's Subdivision and fronts 110 feet on the easterly side of Maplewood Avenue and runs back between parallel lines 230 feet to a dead line.
Being the same property conveyed to Charles S. Wells and wife, Dixie Tanner Wells, by deed from James Keith Wright and wife, of record in Book 1308, page 673, Register's Office for said County."



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James I. Caldwell, Jr. and wife, Martha Ellen Caldwell, their heirs and assigns, forever.

And we do covenant with the said James I. Caldwell, Jr. & wife, Martha Ellen Caldwell 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 for 1948 taxes which are prorated
And we, Charles S. Wells, and wife, Dixie Tanner Wells do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James I. Caldwell, Jr. and wife, Martha Ellen Caldwell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27 day of March, 1948



Charles S. Wells
Dixie Tanner Wells

STATE OF TENNESSEE
Davidson County

Personally appeared before me, H. T. Vance, a Notary Public in and for said County and State, the within named Charles S. Wells and wife, Dixie Tanner Wells

the 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 27 day of March, 1948

Commission expires Sept. 14, 1949

H. T. Vance
Notary Public

Qualified in Davidson County, Tennessee
Notary Bond book 18, page 414, under chapter 188, Public Acts 1925.

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