BOOK 1646

WARRANTY DEED   Form [illegible]   Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00) -

- - - - - - - - - - - - - TEN & no/100 - DOLLARS

cash in hand paid by Fred V. Waller and wife, Elizabeth Benson Waller, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, C. E. Culley and wife, Margaret B. Culley

have bargained and sold, and by these presents do transfer and convey unto the said Fred V. Waller and wife, Elizabeth Benson Waller

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

Being in the 11th District, and being Lot No. 15, and the east one-half of Lot No. 14 and the west parts of Lots Nos. 16 and 17, of Block B on the Map of [illegible] Jackson Park of record in Book 843, page 21, Register's Office for said County and described as follows:

Beginning at a point in the southerly margin of [illegible] at the corner of Lots Nos. 15 and 16; thence southerly, 126 feet more or less to the line between Lots Nos. 16 and 17; thence southwesterly parallel to the line between Lots Nos. 16 and 17, 75 feet to the line between Lots Nos. 17 and 18; thence with the said line, [illegible] 18 feet to the corner of Lots Nos. 17 and 18 in the east line of Lot No. 15; thence with the east line and along the line of Lot No. 18, southwesterly 64 feet 4 inches to the corner of said lot and of Lots Nos. 14 and 19; thence with the line between said lots 14 and 19, westerly 29 feet more or less to a point; thence northerly [illegible] feet 5 inches more or less to the south margin of Winding Way; thence with the margin of the same, easterly [illegible] feet to the beginning.

Being the same property conveyed to C. E. Culley and wife, Margaret B. Culley, by two deeds, one from Edwin B. Mays and wife, of record in Book 1397, page 40, and the other from Jackson Realty Company, Inc., of record in Book 1586, page 325, said Register's Office.

This conveyance is made subject to any and all restrictive covenants and easements applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fred V. Waller and wife, Elizabeth Benson Waller, their heirs and assigns, forever.

And we do covenant with the said Fred V. Waller and wife, Elizabeth Benson Waller 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.

And we, C. E. Culley and wife, Margaret B. Culley do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Fred V. Waller and wife, Elizabeth Benson Waller their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of November 1948

C. E. Culley
C. E. Culley
Margaret B. Culley
Margaret B. Culley

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, [signature], a Notary Public in and for said County and State, the within named C. E. Culley and wife, Margaret B. Culley

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 this [illegible] day of November, 1948

Commission expires [illegible]   [signature]
Notary Public

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