K 1908

Book 1908 page 59

For and in consideration of the sum of $5.00 (FIVE) .....

..... DOLLARS

cash in hand paid to me by Elliott Caldwell and wife, Hester Caldwell,

the receipt of which is hereby acknowledged, I, M. G. Ferguson, Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Elliott Caldwell and wife, Hester Caldwell, 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 50 feet of the northerly 160 feet of Lot No. 21 on the map of the subdivision of the Georgia Industrial Realty Company's North Nashville Property, as of record in Book 421, page 188, Register's Office for said County.
Said part of Lot No. 21 fronts 50 feet on the southerly side of Osage Street and runs back between parallel lines, with the westerly margin of 24th Avenue North 160 feet to a dead line.
Title to said property is in Nannie Burch by deed from W. E. Burch, of record in Book 911, page 451, and in W. E. Buch and wife, Nannie F. Burch, by deed from Georgia Industrial Realty Company, of record in Book 584, page 157, said Register's Office.
Being also the same property conveyed to M. G. Ferguson, Trustee by deed from Nannie F. Burch and husband, W. E. Burch.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elliott Caldwell and wife, Hester Caldwell, their heirs and assigns, forever.

And I do covenant with the said Elliott Caldwell and wife, Hester Caldwell that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered.

And I, M. G. Ferguson, Trustee do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Elliott Caldwell and wife, Hester Caldwell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hands this 19th day of October, 1950, 194.

M. G. Ferguson, Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Benton B. Hare, a Notary Public in and for said County and State, the within named M. G. Ferguson, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of October, 1950, 194.

Commission expires October 16, 1954

Benton B. Hare
Notary Public

DO NOT PUBLISH 1407

WARRANTY DEED

FROM
M. G. Ferguson, Trustee

TO
Elliott Caldwell and wife,
Hester Caldwell

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

HEGGEY

59