2046

WARRANTY DEED

FROM

JACK W. SMITH AND WIFE

TO

J. LOFTIS CALDWELL AND WIFE,

NOVELLA CALDWELL

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of MAY 1951 at 1:34 o'clock
Noted in Book 72 Page 41
Recorded in Book Page
Recording Fee $ 1.00
JAMES P. WILSON, Register
By Dept. Reg.

Attorneys Title Company
Titles Guaranteed
120 Union Street
NASHVILLE, TENN.
Agents For
American Title & Insurance Co.
MIAMI, FLA.

FORM 58 WHITE'S MIMEO CO.

JOHN C. WHITE'S MIMEO CO.

16500 cc

WARRANTY DEED

For and in Consideration of the sum of $10.00

--TEN AND NO/100-- DOLLARS

Cash paid by J. Loftis Caldwell and Wife, Novella Caldwell, the receipt of which is hereby acknowledged, and other good and valuable considerations including the assumption by the said J. Loftis Caldwell and Wife, Novella Caldwell of $10,841.35 being the unpaid principal balance of mortgage executed by Jack W. Smith and Wife, Betty J. Smith, to Miller Kimbrough, Trustee, of record in Book 1895, Page 1, Register's Office for Davidson County, Tennessee, to secure Kimbrough Phillips Company one note in the original, principal sum of $11,500.00, dated September 26, 1950 and payable $64.74 per month and bears interest at the rate of 4% per annum, the final payment falling due March 1, 1973.

We, Jack W. Smith and Wife, Betty J. Smith

have bargained and sold, and by these presents do transfer and convey unto the said J. Loftis Caldwell and Wife, Novella 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 Lots Nos. 25 and 26, on the Map of B. E. Woodard's Subdivision of a part of the W. J. Tune Land, as of record in Book 974, Pages 94 and 95, Register's Office for said County, described together as follows:

Beginning at a point on the easterly margin of Moss Rose Drive at the intersection of the easterly margin of said Moss Rose Drive and the northern boundary line of the Riverwood Riding Academy; thence with the easterly margin of said Moss Rose Drive, northwardly 206.5 feet to the southwest corner of Lot No. 24 on said Map; thence with the line between said Lots Nos. 24 and 25, eastwardly 404 feet to the low water mark of the Cumberland River; thence with the low water mark of said Cumberland River, southwardly to the northern boundary line of said Riverwood Riding Academy; thence with the northern boundary line of said Riverwood Riding Academy, south 34 degrees 43' west 433 feet to the beginning.

Being the same property conveyed to Jack W. Smith and Wife, Betty J. Smith, by deed from Louis C. Goll of record in Book 1846, Page 94, said Register's Office.

Property conveyed subject to Building set back line as shown on Plan of record in Book 974, Pages 94 and 95, Register's Office for said County.

Restrictive covenants of record in Book 1117, Page 669, said Register's Office.

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