K 2297

For and in consideration of the sum of $ 10.00,

- - - - - - TEN AND NO/100 - - - - DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, receipt of which is hereby acknowledged, - -

We, Robert A. Castleman, Jr. and wife, Jacqueline Lois Castleman, have bargained and sold, and by these presents do transfer and convey unto the said HUBERT S. ROSE and wife, GERTRUDE ROSE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 47 on the Plan of Section Two, Pleasant Acres, as of record in Book 2133, page 75, Register's Office for said County.

Said Lot 47 fronts 80 feet on the southerly side of Barbara Drive and runs back 237.7 feet on the easterly line and 295 feet on the westerly line, to a dead line, measuring 140 feet thereon.

Being the same property conveyed to R. A. Castleman, Jr. by deed from Ferriss C. Bailey, Trustee, of record in Book 2272, page 477, said Register's Office.

Said property is conveyed subject to restrictions of record in Book 2204, page 47, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hubert S. Rose and wife, Gertrude Rose, their heirs and assigns, forever.

And we do covenant with the said grantees herein 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 by 1954 taxes, which the grantees herein assume and agree to pay.

And we, the grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of September, 19 54.

R. A. Castleman, Jr.

Jacqueline Lois Castleman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nancy Junius Hicks, a Notary Public in and for said County and State, the within named R. A. Castleman, Jr. and wife, Jacqueline Lois Castleman, the bargainor s, 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 7th day of September, 19 54

Commission expires July 11th, 1956.

Nancy Junius Hicks
Notary Public

30734

WARRANTY DEED
G-96301-mk

FROM
R. A. CASTLEMAN, JR. ET UX

TO
HUBERT S. ROSE ET UX

REGISTER'S OFFICE
PLEASE PUT IN DEED, TITLE CO. BOX

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 8 day of SEP 1954 at 1:09 o'clock P M
Noted in Book 2297 Page 547
Recorded in Book Page
Recording Fee $ 2.00
JAMES P. NELSON, Register
By

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

PG 161