K 2345

For and in consideration of the sum of Eleven Thousand Four Hundred and No/100 ----------
($11,400.00) DOLLARS
Cash in hand paid by Luther Hugh McCauley and wife, Juanita D. McCauley, the receipt of which is hereby acknowledged, we,

John W. Dotson and wife, Bertha M. Dotson

have bargained and sold, and by these presents do transfer and convey unto the said Luther Hugh McCauley and wife, Juanita D. McCauley

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 Lot No. 73 on the Map of the Village of Old Hickory, Section E, as of record in Book 1424, page 132, Register's Office for Davidson County, Tennessee.

Said Lot No. 73 begins at a point in the westerly margin of Cleves Street, the common front corner of Lots Nos. 72 and 73; thence westerly 148.7 feet to a point, the common rear corner of Lots Nos. 72 and 73; thence southerly 84.1 feet to a point in the northerly margin of Ball Park Road, the common corner of Lots Nos. 73 and 79; thence easterly 122.4 feet along said road to a point, the beginning of a curve; thence 40.8 feet around said curve, having a radius of 25 feet, to a point in the westerly margin of Cleves Street; thence northerly along said street 67.3 feet to the point of beginning.

Being the same property conveyed to John W. Dotson by warranty deed from John R. Payne, Sr. and D. Payne (his son), as of record in Book 2341, page 114, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are 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 Luther Hugh McCauley and wife, Juanita D. McCauley their heirs and assigns, forever.

And we do covenant with the said Luther Hugh McCauley and wife, Juanita D. McCauley 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 1955 taxes which have been prorated, and are hereby assumed by the purchasers.

And we, John W. Dotson and wife, Bertha M. Dotson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Luther Hugh McCauley and wife, Juanita D. McCauley their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of March, 1955

John W. Dotson
Bertha M. Dotson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named John W. Dotson and wife, Bertha M. Dotson

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 office, this 9th day of March, 1955

My commission expires July 6, 1955

O. G. Jones, Notary Public

49669

WARRANTY DEED

FROM
JOHN W. DOTSON AND WIFE,
BERTHA M. DOTSON

TO
LUTHER HUGH MCCAULEY AND WIFE,
JUANITA D. MCCAULEY

GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record MAR 10 1955 at 11:06 o'clock A.M.
Recorded in Book 3 Page 557
Fee $2.00
Witness my hand
Register By

1271

10411

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