K 2445

For and in consideration of the sum of $ 10.00

TEN AND NO/100 **DOLLARS**

Cash in hand paid by James Howard Larkin and wife, JoAnn Davis Larkin, and other good and valuable considerations, receipt of which are hereby acknowledged,

Robert A. Castleman and wife, Thelma A. Castleman

have bargained and sold, and by these presents do transfer and convey unto the said James Howard Larkin and wife, JoAnn Davis Larkin **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. 51 on the Map of Gra-Mar Acres, Section Five, as of record in Book 2192, page 19, Register's Office for said County.

Said Lot No. 51 fronts 124.7 feet on the north side of Lemont Drive and runs back 270.3 feet on the west line and 276 feet on the east line, to a road line in the rear on which it measures 130 feet.

Being part of the property conveyed to Robert A. Castleman and wife, Thelma A. Castleman by deed from Sweeney-Clark Realty Company, Inc., as of record in Book 2046, page 241, said Register's Office.

This conveyance is subject to restrictions of record in Book 2345, page 519, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Howard Larkin and wife, JoAnn Davis Larkin **their heirs and assigns, forever.**

And we **do covenant with the said** James Howard Larkin and wife, JoAnn Davis Larkin **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, Robert A. Castleman and wife, Thelma A. Castleman **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** James Howard Larkin and wife, JoAnn Davis Larkin **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 11 day of August, 1955.

Robert A. Castleman

Thelma A. Castleman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Dorothy M. Hunt, a Notary Public in and for said County and State, the within named Robert A. Castleman and wife, Thelma A. 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 11th day of August, 1955.

Commission expires October 25, 1958

Dorothy M. Hunt
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 12 day of AUG A.D. 1955 at 10:29 o'clock A.M.
Noted in Book 84 Page 543
Recorded in Book ____ Page ____
Recording Fee $2.00

JAMES P. WILSON, Register
By ____ Dep. Reg.

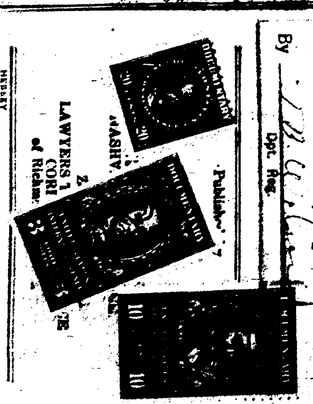
11 67850

WARRANTY DEED

FROM
ROBERT A CASTLEMAN, ETUX

TO
JAMES HOWARD LARKIN, ETUX

(Murphree Mortgage Company)



G 176