BK 2454

WARRANTY DEED

For and in consideration of the sum of Five ($5.00) **DOLLARS**

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

We, M. D. Hale and wife, Margaret C. Hale **have bargained and sold, and by these presents do transfer and convey unto the said** Ronald F. McCallister and wife, Elizabeth McCallister **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. 48 on the Plan of Highview Acres, as of record in Book 2331, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 55.6 feet on the northerly side of Verbena Drive and runs back between lines 322.8 feet on the westerly side and 309.2 feet on the easterly side to a broken line in the rear measuring 385.8 feet thereon.

Being part of the same property conveyed to M. D. Hale and wife, Margaret C. Hale, by deed from H. Raymond Ligon and wife, Lucille S. Ligon, of record in Book 2045, page 159, Register's Office for said County.

Subject to restrictions of record in Book 2444, page 35, and also plan of record in Book 2331, page 52, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ronald F. McCallister and wife, Elizabeth McCallister **their heirs and assigns, forever.**

And we **do covenant with the said** Ronald F. McCallister and wife, Elizabeth McCallister **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, M. D. Hale and wife, Margaret C. Hale **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Ronald F. McCallister and wife, Elizabeth McCallister, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 8th **day of** August, 1955

M D Hale

Margaret C. Hale

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ethelyne Tatom, **a Notary Public in and for said County and State, the within named** M. D. Hale and wife, Margaret C. Hale

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 8th **day of** August, 19 55

Commission expires 1/17/56

Ethelyne Tatom
Notary Public

ETHELYNE TATOM NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOSSETT & PRIDDY CO., NASHVILLE

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