K 2490

For and in consideration of the sum of $12,500.00 DOLLARS
Twelve thousand five hundred and no/100
Cash in hand paid by Riley Walker Caldwell, unmarried, the receipt of which is hereby acknowledged, we

Hurbert S. Larkins and wife, Edna Larkins

have bargained and sold, and by these presents do transfer and convey unto the said

Riley Walker Caldwell

his 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. 23 on Abbay Hall Subdivision, Section 1, of record in book 2331, page 18, R. O. D. C., Tennessee.

Said Lot No. 23 fronts 82 feet on the South side of Trousdale Drive and runs back between lines measuring 181.4 feet on the East line and 181 feet on the West line, to a dead line and measuring 82 feet thereon.

Being part of the same property conveyed to Hurbert S. Larkins and wife, Edna Larkins, by deed from Ferriss C. Bailey, Trustee, of record in book 2396, page 418, R. O. D. C., Tennessee.

This conveyance is made subject to restrictive covenants of record in book 2345, page 514, and book 2393, page 627, Register's Office for Davidson County, Tennessee, and the plan of record in book 2331, page 18, which shows Owner's Certificate, a 55 foot set-back line, and 10 foot easement for utilities poles.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Riley Walker Caldwell

his heirs and assigns, forever.

And we do covenant with the said Riley Walker Caldwell

thatwe 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, Hurbert S. Larkins and wife, Edna Larkins

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Riley Walker Caldwell

his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24th day of January, 19 56

Hurbert S Larkins

Edna Larkins

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 Hurbert S. Larkins and wife, Edna Larkins

the bargainor 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 24th day of January, 1956

May 11, 1959

O. G. Jones, Notary Public

WARRANTY DEED

FROM Hurbert S.Larkins and Wife

TO Riley Walker Caldwell.

85403

WARRANTY MORTGAGE CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day
JAN A.D. 1956
of 8 o'clock A M
Noted in Book 2490 Page 197
Recorded in Book 2490 Page 197
Fee
JAMES P. WILSON, Register
By

85403

PG 197