K 2490

For and in consideration of the sum of Eight Thousand Seven Hundred Fifty and No/100 ---------- $8,750.00 ---------- DOLLARS

Cash in hand paid by Fallie L. Caplinger and wife, Myrtle V. Caplinger, the receipt of which is hereby acknowledged, we,

James E. Shearin and wife, Jean R. Shearin

have bargained and sold, and by these presents do transfer and convey unto the said Fallie L. Caplinger and wife, Myrtle V. Caplinger

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. 54 on the Map of Mashburn Heights, as of record in book 1835, page 1, Register's Office for said County. Said lot No. 54 fronts 58 feet on the easterly side of Live Oak Road and runs back between lines, 223.6 feet on the northerly line and 143.5 feet on the southerly line to a dead line in the rear which is a broken line, on which it measures 135.8 feet.
Being the same property conveyed to James E. Shearin and wife, Jean R. Shearin, by deed from Oakhill Homes, Inc. of record in book 1907, page 415, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along the easterly and southerly lines of premises, 30-foot building setback line from Live Oak Road and conditions of owners certificate, as shown on Plan in book 1835, page 1, Register's Office for Davidson County, Tennessee, and restrictive covenants of record in book 1785, page 133, and in book 1850, page 439, 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 Fallie L. Caplinger and wife, Myrtle V. Caplinger their heirs and assigns, forever.

And we do covenant with the said Fallie L. Caplinger and wife, Myrtle V. Caplinger 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 1956 taxes which have been prorated and are hereby assumed by the purchasers.

And we, James E. Shearin and wife, Jean R. Shearin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Fallie L. Caplinger and wife, Myrtle V. Caplinger their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of January, 19 56

James E. Shearin
Jean R. Shearin

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 James E. Shearin and wife, Jean R. Shearin

the bargainer with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained

Witness my hand and official seal at office, this 26th day of January, 19 56

My Commission Expires May 11, 1959

O. G. Jones
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day of JAN A.D. 1956 at 8:12 o'clock A M
Noted in Book 2490 Page 104
Recorded in Book Page
Recording Fee $ 2.00
JAMES P. WILSON, Register
By Deputy Reg.

WARRANTY MORTGAGE CO. OF NASHVILLE

WARRANTY DEED

FROM

JAMES E. SHEARIN AND WIFE
JEAN R. SHEARIN

TO

FALLIE L. CAPLINGER AND WIFE,
MYRTLE V. CAPLINGER

85405

26

4750

960

PG 198