K 2499

**WARRANTY DEED**

**For and in consideration of the sum of** Ten and no/100 - - - -($10.00) - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid by Thomas J. Calvert and wife, Ruth R. Calvert, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

I, Pearl F. Shelton
**have bargained and sold, and by these presents do transfer and convey unto the said** Thomas J. Calvert and wife, Ruth R. Calvert,

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. 26 on the plan of William Lee's Subdivision of the Roth Property, as of record in Book 1130, page 67, Register's Office for said County, described as follows:
Beginning on the westerly margin of Wingate Avenue at the common corner of lots Nos. 26 and 27; thence with the westerly margin of said Avenue southwardly 51.5 feet to the beginning of a curve; thence around said curve in a southwesterly direction 32.4 feet to the northerly margin of Sunrise Avenue; thence with the northerly margin of said Avenue westwardly 139.16 feet to the easterly margin of Lot No. 25; thence with the easterly margin of Lot No. 25 northwardly 65 feet to the common corner of lots Nos. 26 and 27; thence with the line between said two lots eastwardly 160 feet to the point of beginning.
Being the same property conveyed to Pearl F. Shelton by deed from R. M. Sanford and wife, dated October 13, 1955, filed October 20, 1955, and recorded in book 2454, page 499, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities along the westerly line, 20-foot building setback line from Sunrise Avenue, and 35-foot building setback line from Wingate Avenue, as shown on plan of record in book 1130, page 67, said Register's Office, and restrictive covenants contained in an instrument of record in book 1300, page 572, 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 Thomas J. Calvert and wife, Ruth R. Calvert, their heirs and assigns, forever.

And I do covenant with the said Thomas J. Calvert and wife, Ruth R. Calvert, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except taxes for 1956 prorated and assumed by the purchasers.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas J. Calvert and wife, Ruth R. Calvert, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 7th day of April, 19 56

Pearl F. Shelton

**STATE OF TENNESSEE**
**Davidson County**

**Personally appeared before me,** [illegible], **a Notary Public in and for said County and State, the within named** Pearl F. Shelton

**the bargainor, with whom I am personally acquainted, and who acknowledged that** she **executed the within instrument for the purposes therein contained.**

**Witness my hand and official seal at office, this** 7th **day of** April, 19 56

**Commission expires** My Commission Expires April 25, 1959

[illegible]
**Notary Public**

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