K 2547

WARRANTY

For and in consideration of the sum of $ 5451.41

FIVE THOUSAND ONE HUNDRED FIFTY ONE AND 41/100 DOLLARS

Cash in hand paid by the grantees herein, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining $3,870.00, balance of a note dated June 29, 1950, payable to E. Dever and wife, Martha Dever, for the original sum of $4,000.00, payable to Fidelity Federal Savings & Loan Association, with interest at the rate of 5% per annum, both principal and interest payable $31.41 monthly, and secured by deed of trust of record in Book 2211, page 337, Register's Office for Davidson County, Tennessee,

I, Clyde F. Baxter, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said ROY F. COSTELLO AND WIFE, NELLIE A. COSTELLO

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 13th Civil District of said County and State, more particularly described according to a survey thereof, made by James A. Hamilton, Jr., on July 23, 1953, as follows:

BEGINNING at a point on the easterly margin of Cliff Drive, where said Drive makes a sharp turn, and being the southwest corner of the Sparkman Tract; thence in an easterly direction along the southerly line of the Sparkman Tract 300 feet more or less, to the low water mark of the Cumberland River; thence southerly and parallel with Cliff Drive 70 feet more or less to a point, following said low water mark; thence in a westerly direction 300 feet more or less, to the easterly margin of Cliff Drive; thence in a northerly direction along the easterly margin of Cliff Drive 70 feet to the point of beginning.

Being the same property conveyed to Clyde F. Baxter, by deed from Clarence E. Dever, widower, as of record in Book 2336, page 245, 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 Roy F. Costello and wife, Nellie A. Costello their heirs and assigns, forever.

And I do covenant with the said Roy F. Costello and wife, Nellie A. Costello that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered, except as herein above set out and by 1956 taxes, which the grantees herein assume and agree to pay.

And I, the grantor do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 25th day of July, 1956

Clyde F. Baxter

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. D. Richardson, a Notary Public in and for said County and State, the within named Clyde F. Baxter, unmarried

the [illegible] with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purpose therein contained. Witness my hand and official seal at [illegible], Tennessee, this 26th day of July, 1956.

My 23, 1958

L. D. Richardson
Notary Public

WARRANTY DEED
Individual

FROM
CLYDE F. BAXTER, unmarried

11271

TO
ROY F. COSTELLO, ET UX.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of JUL A.D. 1956 at 10 o'clock A.M.
Noted in Book 26 Page 42
Recorded in Book 2547 Page 625
Recording Fee $2.00
JAMES R. WILSON, Register
By [illegible] D.C.

TENNESSEE TITLE
NASHVILLE, TENN.
Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

G 625