K 2596

WARRANTY DEED Form 1981 Published by Tennessee Title Company

For and in consideration of the sum of $ - - TEN AND NO/100 - - - - - - - - - -

- - ($10.00) - DOLLARS

cash in hand paid by ROBERT DeWITT NICHOLS AND WIFE, MARY ANNE H. NICHOLS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

CASTLEMAN CONSTRUCTION COMPANY, A Tennessee corporation without a seal, has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said ROBERT DeWITT NICHOLS AND WIFE, MARY ANNE H. NICHOLS,

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. 287 on the Map of Gra-Mar Acres, Section VIII, as of record in Book 2331, page 110, Register's Office for said County.

Said Lot No. 287 fronts 100.01 feet on the south side of Joyce Lane and runs back between lines, 263 feet on the west line and 263.8 feet on the east line to a dead line, in the rear, on which it measures 77 feet.

Being part of the property conveyed to Castleman Construction Company, by deed from Sweeney-Clark Realty Company, Inc., as of record in Book 2540, page 5, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 2536, page 228; and subject to conditions set out in Plan of record in Book 2331, page 110, 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 ROBERT DeWITT NICHOLS AND WIFE, MARY ANNE H. NICHOLS, their heirs and assigns, forever.

And CASTLEMAN CONSTRUCTION COMPANY does ~~do~~ covenant with the said ROBERT DeWITT NICHOLS AND WIFE, MARY ANNE H. NICHOLS, that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And CASTLEMAN CONSTRUCTION COMPANY, does ~~do~~ further covenant and bind its successors and assigns, ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said ROBERT DeWITT NICHOLS AND WIFE, MARY ANNE H. NICHOLS, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF CASTLEMAN CONSTRUCTION COMPANY, a Corporation, has caused this ~~Witness hand this day of 19~~ instrument to be executed by its duly authorized officers this 4th day of October 1956.

Attest: CASTLEMAN CONSTRUCTION COMPANY

James L. Castleman, Treasurer

By Robert A. Castleman, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, __________, a Notary Public in and for said County and State, the within named __________

the bargainor____, with whom I am personally acquainted, and who acknowledged that ____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at __________, Tennessee, this ____ day of ________, 19____

Commission expires________ ________ Notary Public

PG 493