K 2646

For and in consideration of the sum of TEN AND NO/100 - ($10.00) - DOLLARS cash in hand paid by Rhoda C. Edmeston, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Tom S. Charlton and wife, Ann D. Charlton,

have bargained and sold, and by these presents do transfer and convey unto the said Rhoda C. Edmeston,

her 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, near Nashville, being the easterly 15 feet of Unit A, all of Unit B of Lot 4, and all of Unit A of Lot 5, on the Map of Meadowlawn, as of record in Book 974, page 35, Register's Office for said County.
Said parts of Lots No. 4 and 5 front together 75 feet on the northerly side of Central Drive and run back between lines, 213.3 feet more or less on the westerly line and 210 feet more or less on the easterly line, to a dead line and measures 75 feet more or less thereon.
Being the same property conveyed to Tom S. Charlton by deed from Richard Douglas, Jr. and wife, of record in Book 2147, page 277, 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 Rhoda C. Edmeston,

her heirs and assigns, forever.

And we do covenant with the said Rhoda C. Edmeston,

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 1957 Taxes which have been prorated and assumed by the Grantee herein.

And we, Tom S. Charlton and wife, Ann D. Charlton,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Rhoda C. Edmeston,

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

Witness our hands this 4th day of May, 1957

Tom S Charlton

Ann D. Charlton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lenora Underwood, a Notary Public in and for said County and State, the within named Tom S. Charlton and wife, Ann D. Charlton,

the bargainor, S, 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 4th day of May, 1957

Commission expires October 23, 1957

Lenora Underwood
Notary Public

WARRANTY DEED
FROM
TOM S. CHARLTON ET UX
TO
RHODA C. EDMESTON

38814

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE
$7.50

Received for record 10 day of MAY A.D. 1957 at 30 o'clock M.
Noted in Book 2148 Page 61
Recorded in Book Page
Recording Fee $1.00
JAMES P. WILSON, Register
By

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

PIRTLE-WOODARD REALTY CO.
506 NASHVILLE TRUST BLDG.
NASHVILLE, TENNESSEE

PG 400