K 2749

APPROVED AS TO LEGALITY ON
THIS 14 DAY OF May 1958
BY William J. Harbison

WARRANTY DEED

For and in consideration of the sum of $10.00
---TEN AND NO/100--- **DOLLARS**
Cash paid by Harold P. Caldwell, Jr. and Wife, Martha B. Caldwell, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Robert L. Bibb and Wife, Anita Schubert Bibb

have bargained and sold, and by these presents do transfer and convey unto the said Harold P. Caldwell, Jr., and Wife, Martha B. Caldwell
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. 84 on the Plan of Lakeview Manor, as of record in Book 2133, Pages 39, 40 and 41 Register's Office for Davidson County, Tennessee.

Said Lot No. 84 fronts 115.93 feet on the northerly side of Parkwood Terrace and extends back 318 feet on the easterly line and 303.2 feet on the westerly line, to a dead line, measuring 155.43 feet thereon.

Being the same property conveyed to Robert L. Bibb and Wife, Anita Schubert Bibb, by deed from Jean D. Gilmore and Wife, as of record in Book 2295, Page 37, Register's Office for Davidson County, Tennessee.

Conveyance subject to Restrictions recorded Apr. 4, 1952, in Book 2041, Page 532, Register's Office for Davidson County, Tennessee. The Plan of record in Book 2133, Pages 39, 40 and 41, shows an Owner's Certificate, a 75 foot setback line from Parkwood Terrace, and a 10 foot easement along the rear line for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harold P. Caldwell, Jr. and Wife, Martha B. Caldwell, their **heirs and assigns, forever.**

And do covenant with the said Harold P. Caldwell, Jr. and Wife, Martha B. Caldwell **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 1958 Taxes which have been pro-rated and Purchaser will pay when due.

And We, Robert L. Bibb and Wife, Anita Schubert Bibb
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Harold P. Caldwell, Jr. and Wife, Martha B. Caldwell, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 14th. **day of** May, **19** 58

I, F.N.McNeill, Jr., Executor & Trustee under the Will of Laura Lea Robertson, deceased, join in this conveyance for the purpose of giving my written consent for this conveyance, but in so doing I reserve the right to pass upon the purchaser, or to exercise my option in the even Harold P. Caldwell, Jr. & Wife, desires to sell the herein described property.

Robert L. Bibb
Anita Schubert Bibb
F.N. McNeill, Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John C. Jefferds, Jr. **, a Notary Public in and for said County and State, the within named** Robert L. Bibb and Wife, Anita Schubert Bibb
the bargainor, 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 14th **day of** May, **19** 58

JOHN C. JEFFORDS JR. NOTARY PUBLIC DAVIDSON COUNTY

Commission expires October 19, 1960

John C. Jefferds Jr.
Notary Public

FOSTER & PARKES CO., NASHVILLE