K 2800

For and in consideration of the sum of $ 10.00 ----------DOLLARS

TEN AND NO/100----------

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, we, OSCAR J. NEWBY AND WIFE, MARY IRENE NEWBY,

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES E. CARDWELL AND WIFE, NAOMI CANTRELL CARDWELL their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being two parts of Block No. 5 on the Map of Hamilton's Subdivision of record in Minute Book 1, page 97, for said County, being known as Lots No. 6 and 7 on the unrecorded Map showing the Subdivision of said Block No. 5 and shown on a copy of a survey thereof made by E. R. Southgate, Surveyor, July 1945, as follows: Said lots No. 6 and 7 adjoin and front together 100 feet on the northerly side of Hamilton Street and run back between parallel lines, 250 feet west of and parallel to Pillow Street, 167½ feet to an alley.

Being the same property conveyed to OSCAR J. NEWBY AND WIFE, MARY IRENE NEWBY, by two deeds, one from Margaret H. Reames, Trustee, and Ind., et al, of record in Book 1367, page 29, Register's Office for said County, and the other from Charles C. Hobbs and wife, of record in Book 1683, page 598, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 1133, page 690, 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 CHARLES E. CARDWELL AND WIFE, NAOMI CANTRELL CARDWELL their heirs and assigns, forever.

And we do covenant with the said CHARLES E. CARDWELL AND WIFE, NAOMI CANTRELL CARDWELL 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 by 1958 taxes, which the grantees herein assume and agree to pay, said taxes having been pro-rated.

And we, the grantors, herein do further covenant and bind ourselves, our 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 our hands this 8th day of August, 19 58

Oscar J. Newby

Mary Irene Newby

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named OSCAR J. NEWBY AND WIFE, MARY IRENE NEWBY 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 Nashville, Tennessee, this 8th day of August, 19 58

Commission expires April 24, 1962

L. D. Richards
Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

From OSCAR J. NEWBY ET UX

To CHARLES E. CARDWELL ET UX

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 12th day of AUG A.D. 19 58 at 9:00 o'clock A.M.
Noted in Book 2807 Page 90
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ D.C.

Published by TENNESSEE TITLE COMPANY

G-123274-gh

10003

K 2800 G 141