K 2881

WARRANTY DEED

For and in consideration of the sum of eleven thousand, five hundred and no/100---
----------($11,500.00)----------DOLLARS
cash in hand paid by W. C. Layne and wife, Marie Jackson Layne
the receipt of which is hereby acknowledged,

I, Carl H. Castleman, a widower
have bargained and sold, and by these presents do transfer and convey unto the said W. C. Layne and wife, Marie Jackson Layne, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 147 on the Map of Locustwood, Section Two, as of record in book 2331, page 147, Register's Office for said County. Said lot No. 147 fronts 74 feet on the westerly side of East Ridge Drive and runs back 238.5 feet on the northerly line and 238 feet on the southerly line to a dead line in the rear, measuring 74 feet thereon.
Being the same real property conveyed to Carl H. Castleman by deed from A. S. Johnson, dated July 29, 1957, filed July 29, 1957, and recorded in book 2691, page 305, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utilities along the rear line of premises, 50-foot building setback line from East Ridge Drive, and conditions of owners certificate, as shown on plan of record in book 2331, page 147, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2601, page 453, 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 W. C. Layne and wife, Marie Jackson Layne, their heirs and assigns, forever.

And I do covenant with the said W. C. Layne and wife, Marie Jackson Layne that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except for taxes for the year 1959 which are prorated and assumed by the grantees.

And I, Carl H. Castleman, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said W. C. Layne and wife, Marie Jackson Layne, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 16th day of March, 19 59

Carl H Castleman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. R. Grimes, Jr., a Notary Public in and for said County and State, the within named Carl H. Castleman, a widower

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of March, 19 59

MY COMMISSION EXPIRES OCT. 24, 1961

Commission expires

L. R. Grimes Jr
Notary Public

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