K 2924

WARRANTY DEED

For and in consideration of the sum of ($10.00)
- - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - -
DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

Castleman Construction Company, Inc., a Tennessee Corporation, existing under the laws of the State of Tennessee, has bargained and sold, and by these presents do transfer and convey unto the said Clarence H. Nixon, his 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. 39 on the Plan of Moss Rose Heights, Section 3, as of record in book 1835, page 103, Register's Office for said County.

Said lot No. 39 fronts 80 feet on the northeasterly side of Ivy Drive and extends back 166.12 feet on the southeasterly line and 166.88 feet on the northwesterly line to a dead line, measuring 80 feet thereon.

Being the same real property conveyed to Castleman Construction Company, Inc., by deed from T. V. Williamson and wife, of record in book _____, page _____, said Register's Office.

This conveyance is made subject to restrictions of record in book 1905, page 112, and in book 1916, page 394, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along the rear line of premises, 50-foot building set-back line from Ivy Drive and conditions of owners certificate, as shown on plan of record in book 1835, page 103, 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 Clarence H. Nixon, his heirs and assigns, forever.

And it does covenant with the said Clarence H. Nixon 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., except for the 1959 State and County taxes, which have been pro-rated and assumed by the grantees herein.

And Castleman Construction Company, Inc., a Tennessee Corporation does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Clarence H. Nixon, his heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the said Castleman Construction Company, Inc., has caused its corporate name to be hereunto subscribed by its duly authorized officers, at Nashville, Tennessee, on this 25th day of June, 1959.

ATTEST: James A. Castleman
Secretary-Treasurer

CASTLEMAN CONSTRUCTION COMPANY, INC.,
By: Robert A. Castleman Sr.
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, D S Morton a Notary Public within and for the State and County aforesaid, personally appeared Robert A. Castleman, Sr., and James A. Castleman, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Secretary-Treasurer, respectively of the Castleman Construction Company, Inc., the within named bargainor, a corporation, and that they as such President and Secretary-Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Robert A. Castleman, Sr., as such President and attesting the same by the said James A. Castleman, as such Secretary-Treasurer.

WITNESS, my hand and official seal at office at Nashville, Tennessee, on this the 2nd day of July, 1959.

D S Morton
Notary Public

My commission expires: 7-24-60

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