K 2963

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
TEN AND NO/100---------- DOLLARS
Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, the grantor, CASTLEMAN CONSTRUCTION COMPANY, A Tennessee Corporation

have bargained and sold, and by these presents do transfer and convey unto the said ALLEN M. NICHOLS AND WIFE, DOROTHY J. NICHOLS 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. 311 on the Plan of Gra Mar Acres Section XI, of record in Book 2663, page 113, Register's Office for said County, described as follows: BEGINNING at a point in the west margin of Lemont Drive at the corner of Lots Nos. 311 and 312; thence with the line between said lots, westerly 250 feet to a point; thence northerly 170 feet to the south margin of Broadmoor Drive; thence with the margin of said Drive, easterly 225 feet to the beginning of a curve; thence around said curve, southeasterly 39.27 feet to the west margin of Lemont Drive; thence with the margin of said Drive, southerly 145 feet to the point of beginning. Being part of the property conveyed to Castleman Construction Company, a Tennessee Corporation, by deed from Sweeney-Clark Realty Co., Inc., of record in Book 2875, page 606, said Register's Office.

The above described property is being conveyed subject to Restrictions of record in Book 2875, page 474, 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 ALLEN M. NICHOLS AND WIFE, DOROTHY J. NICHOLS their heirs and assigns, forever.

And /the grantor herein does ~~do~~ covenant with the said ALLEN M. NICHOLS AND WIFE, DOROTHY J. NICHOLS that it is lawfully seized and possessed of said land in fee simple; ~~that~~ has a good right to convey it, and the same is unencumbered.

And the grantor herein does ~~do~~ further covenant and bind itself, its successors /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.

IN WITNESS WHEREOF, CASTLEMAN CONSTRUCTION COMPANY, a Tennessee Corporation has caused this instrument to be executed by its duly authorized officers on this the 2nd day of October, 1959.

CASTLEMAN CONSTRUCTION COMPANY

Attest: James A. Castleman — BY: Robert A. Castleman Sr.

James A. Castleman — Robert A. Castleman, Sr., President

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____

Commission expires _____ Notary Public

TENNESSEE TITLE COMPANY

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