K 3221

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - $10.00 - Ten and no/100 - - - - DOLLARS and other good and valuable considerations, cash in hand paid by Rager R. Berger and wife, Elizabeth W. Berger, the receipt of all of which is hereby acknowledged.

Castleman Construction Company, a Tennessee Corporation, has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Rager R. Berger and wife, Elizabeth W. Barger 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. 21 on the Plan of Section II, Castlegrove Subdivision as of record in Book 2900, page 102, Register's Office for said County.

Said Lot No. 21 fronts 113 feet on the north side of Nesbitt Lane and runs back 321 feet on the east line and 405 feet on the west line to a dead line in the rear on which it measures 140.8 feet.

Being part of the property conveyed to Castleman Construction Company, a Tennessee Corporation, by deed from Virginia H. Ellis, et al, of record in Book 2927, page 445, and by deed from Lucy Hart McRae as of record in Book 2927, page 457, said Register's Office.

This conveyance is made subject to restrictions filed for record July 27, 1900, in Book 3101, page 593, 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 Rager R. Berger and wife, Elizabeth W. Berger their heirs and assigns, forever.

And Grantor ~~do~~ does covenant with the said Rager R. Berger and wife, Elizabeth W. Berger 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., with exception of 1961 taxes which are prorated and assumed by Grantees herein.

And Castleman Construction Company, a Tennessee Corporation, 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 Rager R. Berger and wife, Elizabeth W. Berger their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Castleman Construction Company, has caused this ~~Witness xxxxxxxxxxxx hand xxxxx this xxxxxxxxxxxxxxxx day of xxxxxxxxxxxxxxxxxxxx, 19 xx~~ instrument to be executed by its duly authorized officers on tne 17th day of April, 1961.

CASTLEMAN CONSTRUCTION COMPANY

ATTEST:

James A. Castleman — Robert A. Castleman Sr.

James A. Castleman, Secy-Treas. Robert A. Castleman, Sr. Pres.

G 349