BK 3284

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WARRANTY DEED

Milton T. Bush and wife Rose Martin Bush

to

James I. Caldwell III and wife Ruth R. Caldwell

HENRY GILLESPIE REALTY CO.



THIS INDENTURE WITNESSETH that for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned Milton T. Bush and wife, Rose Martin Bush, hereby convey and warrant to James I. Caldwell III and wife, Ruth R. Caldwell, the following described real estate located in Davidson County, Tennessee:

Lot No. 9 on the Map of West Meade Farms, Inc., Section "A", of record in book 1424, page 143, Register's Office for said County.

Said lot No. 9 fronts 200 feet on the westerly side of Jocelyn Hollow Road and runs back between parallel lines 400 feet to a deed line.

Being the same real property conveyed to Milton T. Bush by deed from West Meade Farms, Inc., dated September 15, 1950, filed September 21, 1950 and recorded in book 1982, page 463 and by quitclaim deed from Thelma R. Bush, dated January 15, 1960, filed February 17, 1960 and recorded in book 3029, page 251, said Register's Office.

TO HAVE AND TO HOLD the above described real estate and all appurtenances thereunto belonging to the above named Grantees in fee simple.

Covenants of Warranty: Milton T. Bush and wife, Rose Martin Bush, hereby covenant that they are lawfully seized of said land in fee simple; that they have a good right to convey it, and that the same is unencumbered except for a ten-foot easement for public utilities along the northwesterly line, a 100-foot building setback line from Jocelyn Hollow Road, conditions of owner's certificate as shown in plan of record in book 1424, page 143, Register's Office for Davidson County, Tennessee, restrictive covenants filed for record on May 28, 1948 in book 1525, page 520, and restrictive covenants filed for record April 4, 1950 in book 1612, page 411. Milton T. Bush and wife, Rose Martin Bush, further covenant that they will warrant and defend the title of the Grantees against the lawful claims of all persons.

IN WITNESS WHEREOF the undersigned Milton T. Bush and wife, Rose Martin Bush, have hereunto signed their names and executed this Warranty Deed at Nashville in the State of Tennessee, on this sixth day of October, 1961.

Milton T. Bush.

Rose Martin Bush

GRANTORS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the above named Milton T. Bush and wife, Rose Martin Bush, with whom I am personally acquainted, and each of said parties separately acknowledged that he executed the within instrument for the purposes therein contained, and each further acknowledged that his execution of the Warranty Deed is done freely, voluntarily, understandingly and without compulsion or constraint.

Witness my hand and official seal at Nashville, Tennessee, this sixth day of October, 1961.

My commission expires:

February 16, 1965

NOTARY PUBLIC

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