K 3309

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ***Ten and no/100ths*****
($10.00) DOLLARS
the receipt of which is hereby expressly acknowledged, plus other good and valuable considerations, and the assumption of that certain indebtedness in the original principal sum of $10,000.00, dated Sept. 5, 1956, payable to Fidelity Federal Savings & Loan Association, recorded in Book 2564, page 625, R.O.D.C.

We/ H. D. / Caldwell and wife, Patricia Ann Miller Caldwell/ have bargained and sold, and by these presents do transfer and convey unto the said H. H. Caldwell and wife, Lorene LaFever Caldwell, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being lot No. 15 on the Plan of Hillhurst Acres, Section 3, of record in Book 2331, page 86, Register's Office for said County.

Said lot No. 15 fronts 130 feet on the southerly side of Kenneth Drive and extends back 339.8 feet on the westerly line and 339.7 feet on the easterly line to a dead line, measuring 130 feet thereon.

Being the same property conveyed to H. D. Caldwell and wife, Patricia Ann Miller Caldwell, by deed from J. Garrett Sawyer, et ux, dated September 9, 1957, filed September 11, 1957, and recorded in Book 2696, page 504, 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 H. H. Caldwell and wife, Lorene LaFever Caldwell, their heirs and assigns, forever.

And we do covenant with the said H. H. Caldwell and wife, Lorene LaFever Caldwell that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except for that certain indebtedness as recorded in Book 2564, page 625, as hereinabove set out.

And we, H. D. Caldwell and wife, Patricia Ann Miller Caldwell do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. H. Caldwell and wife, Lorene LaFever Caldwell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 4 day of October, 19 61

+ H D Caldwell

+ Patricia Ann Miller Caldwell

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