K 3368

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of $12,950.00

Twelve Thousand, Nine Hundred Fifty and No/100 **DOLLARS**

Cash in hand paid by William Arthur Templeton and wife, Barbara Faye Templeton, the receipt of which is hereby acknowledged,

CASTLEMAN CONSTRUCTION COMPANY

a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has/have **bargained and sold, and by these presents do/transfer and convey unto the said** William Arthur Templeton and wife, Barbara Faye Templeton

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. 37 on the Plan of Maplewood Heights Subdivision, as of record in Book 517, pages 77 and 78, Register's Office for said County.

Said Lot No. 37 fronts 100 feet on the easterly side of Saunders Avenue and runs back between parallel lines 300 feet to the westerly margin of the Louisville and Nashville Railroad right-of-way. The rear line measuring 99.9 feet.

Being part of the same property conveyed to Castleman Construction Company, by deed from Cecile Harris, of record in Book 3286, page 215, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Arthur Templeton and wife, Barbara Faye Templeton, their **heirs and assigns, forever.**

And it does/do **covenant with the said** William Arthur Templeton and wife, Barbara Faye Templeton **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 1962 Taxes which have been prorated and are hereby assumed by the purchasers.

And CASTLEMAN CONSTRUCTION COMPANY 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** William Arthur Templeton and wife, Barbara Faye Templeton, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, CASTLEMAN CONSTRUCTION CO., a Corporation aforesaid has caused ~~Witness my hand~~ this ~~day of~~ ~~19~~ instrument to be executed by its duly authorized officers on this 21st day of March, 1962.

CASTLEMAN CONSTRUCTION COMPANY

Attest:

James A. Castleman, Secretary-Treasurer

Robert A. Castleman, Sr., President

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