BK 3576

TENNESSEE TITLE COMPANY

For and in consideration of the sum of ($10.00) Ten and No/100 DOLLARS

cash in hand paid by John M. Maurer and wife, Jane Ann W. Maurer

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged,

Castleman Construction Company, a Tennessee Corporation

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 5 on the unrecorded Map by Sweeney-Clark Realty Company's Property Subdivision of part of Lot No. 4 on the Map of the William Bradford Land, as of record in Book 547, page 91, Register's Office for said County and a part of reserved strip lying west of Lot No. 273 on the Plan of Gra-Mar Acres, Section VIII, as of record in Book 2331, page 110, said Register's Office, and described according to an unrecorded copy of a survey thereof made by Barge Waggoner & Sumner, Inc., Engineers, dated January 10, 1963, as follows: BEGINNING at a point in the south margin of Joyce Lane, 100 feet west from the northwest corner of Lot No. 273 on the Plan of Gra-Mar Acres, Section VIII, of record in Book 2331, page 110, Register's Office; thence South 13° 46' East 240.2 feet to a point; thence South 88° 24' West 89.3 feet to a point; thence North 22° 27' West 212.1 feet to the south margin of Joyce Lane; thence with the margin of the same, easterly 120 feet to the point of beginning. This property is improved and known as Joyce Lane, Nashville, Tennessee. Send tax statements to First Federal Savings, Union at Fourth Avenue, North, Nashville 3, Tennessee.

Being part of the property conveyed to CASTLEMAN CONSTRUCTION COMPANY, by deed from Sweeney-Clark Realty Co., Inc., of record in Book 3504, page 261, 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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, THE SAID CASTLEMAN CONSTRUCTION COMPANY, has caused this instrument to be executed by its duly authorized officers on this 2nd day of July, 1963.

CASTLEMAN CONSTRUCTION COMPANY

ATTEST: James A. Castleman
BY: James A. Castleman, Sec.

Robert A. Castleman Sr.
BY: Robert A. Castleman, Sr., Pres.

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, [illegible], a Notary Public within and for the State and County aforesaid, personally appeared Robert A. Castleman, Sr., and James A. Castleman with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Secretary respectively of the Castleman Construction Company the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for purposes therein contained by signing the name of the corporation by the said Robert A. Castleman, Sr. as such President, and attesting the same by the said James A. Castleman as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee on this the 2nd day of July, 1963

My commission expires Oct 23rd 1963

[illegible]
Notary Public.

STATE TAX $ 2.43
PROBATE TOTAL $ 2.88

RECEIVED FOR RECORD
DAVIDSON COUNTY, TENN.
JUL 5 1963
R. S. WORRALL
REGISTER

TENNESSEE TITLE COMPANY

Warranty Deed

FROM 72026 CASTLEMAN CONSTRUCTION COMPANY

To JOHN M. MAURER AND WIFE, JANE ANN W. MAURER

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 5th day of JUL A.D. 1963 at 3:22 o'clock P M.
Noted in Book 1105 Page 736
Recording Fee $ 2.00
Register
By [illegible]

Prepared by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
YERS TITLE INSUR. CORPORATION
of Richmond

Please Mail to Mr. John M. Maurer, 608 Joyce Lane, Nashville, Tenn.

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