K 3617

MADISON TITLE COMPANY

WARRANTY DEED

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

cash in hand paid by C. G. Caldwell and wife Ruby Caldwell the receipt of which is hereby acknowledged and for other good and valuable considerations.

Elisha C. Hoskins and wife Vernie E. Hoskins

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto C. G. Caldwell and wife Ruby Caldwell

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

being Lots Nos. 57 and 58, and the west 9 feet of Lot No. 56 of Block "B" on the Plat of Lawrence Subdivision, of record in Book 574, pages 36 and 37, Register's Office for said County.

Said Lots Nos. 57 and 58 and part of 56 adjoin and front together 59 feet on the south side of Old Hickory Boulevard, and run back between lines, 138 feet, more or less, on the east line of Part of Lot 56, and 137 feet on the west line of Lot 59, to a dead line in the rear, measuring 59 feet, more or less, thereon.

Being the same property conveyed to Elisha C. Hoskins and wife Vernie E. Hoskins by deed from Homeland, Inc., of record in Book 1542, page 341, and by deed from Estelle Scott, of record in Book 1574, page 448, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee his heirs, successors 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 Grantor has hereunto set his hand on this, the 2 day of May, 1963

Elisha C. Hoskins
XX
Vernie E. Hoskins

STATE OF TENNESSEE
COUNTY OF

Before me, Roger M. Baker a Notary Public in and for the State and County aforesaid, personally appeared the within named Elisha C. Hoskins and wife Vernie E. Hoskins

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this, the 2 day of May, 1963

My commission expires:

Roger M. Baker
Notary Public

85513

WARRANTY DEED

From
ELISHA C. HOSKINS ET UX

To
C. G. CALDWELL ET UX

STATE OF TENNESSEE } SS.
DAVIDSON COUNTY } SS.
Received for record this 6 day of SEP A.D. 1963 at 8:00 o'clock A.M. and recorded in Book 2494 Page 209
Register's Fee $ 2.00
Register's Office
By Deputy Reg.

G 513