K 3645

WARRANTY DEED

For and in consideration of the sum of $10.00 ---------- TEN AND NO/100 ---------- *DOLLARS*
Cash Paid by Edwin M. Delashmitt and wife, Irene D. Delashmitt, and other good and valuable considerations, the receiPt of which is hereby acknowledged.

We, William M. Choate and wife, Evangelist G. Choate

have bargained and sold, and by these presents do transfer and convey unto the said Edwin M. Delashmitt and wife, Irene D. Delashmitt

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 53 on the Map of Section One, Westboro Subdivision, of record in Book 1424, page 18, Register's Office for said County.

Said Lot No. 53 fronts 75 feet on the southwesterly side of Westboro Drive and runs back between lines, 223.8 feet on the southerly line and 235.6 feet on the northerly line, to a dead line on which it measures 75.9 feet.

Being the same real property conveyed to William M. Choate and wife, Evangelist G. Choate, by deed from Joseph A. Karr and wife, dated November 23, 1951, filed December 3, 1951, and recorded in book 2029, Page 455, 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 Edwin M. Delashmitt and wife, Irene D. Delashmitt their *heirs and assigns, forever.*

And we *do covenant with the said* Edwin M. Delashmitt and wife, Irene D. Delashmitt *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.*

And we, William M. Choate and wife, Evangelist G. Choate *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Edwin M. Delashmitt and wife, Irene D. Delashmitt, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands this* 30th *day of* October, *1963, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X William M. Choate
William M. Choate

X Evangelist G. Choate
Evangelist G. Choate

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, O. Kenneth Brannon, *a Notary Public in and for said County and State,* William M. Choate and wife, Evangelist G. Choate

the within bargainor S, *with whom I am personally acquainted, and who acknowledged that* thay *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this the* 30th *day of* October, *19* 63.

O. Kenneth Brannon *Notary Public*

Commission expires OCT 30, 1965

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