K 3645

WARRANTY DEED

For and in consideration of the sum of TEN and 00/100 ($10.00), DOLLARS cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, LERLINE FERGUSON RAWLINGS

have bargained and sold, and by these presents do transfer and convey unto the said ALVIN C. CAPLINGER, and wife, MARGO B. CAPLINGER

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 Lots No. 254 and 272 on the Plan of a part of the Village of Old Hickory Section "C", of record in Book 1424, page 130, Register's Office for said County, and described as follows:
BEGINNING at a point in the east margin of Bryan Street in the North line of the right-of-way of the Tennessee Central Railroad; thence with the margin of said right-of-way, southeasterly 86.6 feet to a corner of Lot No. 252; thence northerly 202 feet to a corner of Lot No. 253; thence with the line between Lots No. 253 and 254, westerly 61.3 feet to the east margin of Bryan Stree; thence with the margin of the same, southerly 143.2 feet to the point of beginning
BEING the same property conveyed to H. A. Rawlings and wife, Lerline Ferguson Rawlings, by deed from E. F. Foster and wife, of record in Book 1878, page 65, said Register's Office, the said H. A. Rawlings, having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ALVIN C. CAPLINGER, and wife, MARGO B. CAPLINGER their heirs and assigns, forever.

And I do covenant with the said ALVIN C. CAPLINGER, and wife, MARGO B. CAPLINGER that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, LERLINE FERGUSON RAWLINGS do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said ALVIN C. CAPLINGER, and wife, MARGO B. CAPLINGER, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness MY hand this 30th day of OCTOBER, 1963

Lerline Ferguson Rawlings.
Lerline Ferguson Rawlings

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