K 3646

WARRANTY DEED **ATTORNEYS TITLE COMPANY**

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. ______
SEND TAX NOTICES TO: ______
ADDRESS: ______

For and in Consideration of the sum of ($10.00) - - - - - - - - - - - - - - - -
TEN & NO/100 - DOLLARS

Cash in hand paid by Jerry Costa and wife, Viola Costa, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption and agreement by grantees to pay the balance owing on a note to Fidelity Federal Savings & Loan Association of Nashville, secured by deed of trust of record in Book [illegible], page 41, R.O.D.C., Tennessee,

We, Odell Caldwell and wife, Barbara Jane Caldwell,

______ have bargained and sold, and by these presents do transfer and convey unto the said JERRY COSTA AND WIFE, VIOLA COSTA,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 5 of Saxon's Addition, formerly the subdivision of the [illegible] L. Nance Lands, of Lots 3 and 4 in the 6th, formerly [illegible]th, Civil District of Davidson County, Tennessee, of record in Plan Book 2, page 327, Chancery Court at Nashville, as follows: Beginning at a point in the easterly margin of Nance Lane and running in an easterly direction 20[illegible].7 feet to a point, common corner of Lots Nos. 4, 5, 10 and 11 of Saxon's Addition; thence in a northerly direction [illegible]0 feet to a point, common corner of Lots Nos. 5, 6, 9 and 10 of Saxon's Addition, thence in a westerly direction 205.6 feet to a point in the easterly margin of Nance Lane; thence in a southerly direction with the easterly margin of Nance Lane 50.24 feet to the point of beginning, bounded on the south by Lot No. 4; on the east by Lot No.10; on the north by Lot No. 6 of Saxon's Addition; on the west by Nance Lane.

Being the same property conveyed to Odell Caldwell and wife, Barbara Jane Caldwell, by deed from Leon J. Chambers and wife, Mildred Chambers, of record in Book 2907, page 285, Register's Office for said County.

Current taxes to be pro rated.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JERRY COSTA AND WIFE, VIOLA COSTA, their heirs and assigns, forever.

And we do covenant with the said Jerry Costa and wife, Viola Costa, 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, except for the above mentioned deed of trust.

And we, Odell Caldwell and wife, Barbara Jane Caldwell, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jerry Costa and wife, Viola Costa, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31 day of October, 1963

Odell Caldwell

Barbara Jane Caldwell

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