BK 3678

WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: [illegible] 15D 26790, 15D 26790, 15D 26970
SEND TAX NOTICES TO: WILLIAM H. EMERY AND WIFE, MAXINE J. EMERY
ADDRESS: 1216 EASTDALE AVE., NASHVILLE, TENNESSEE

For and in Consideration of the sum of $10.00
TEN AND NO/100---------- DOLLARS
CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, NATHAN GREEN CALDWELL AND WIFE, CAMILLA JOHNSTON CALDWELL

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM H. EMERY AND WIFE, MAXINE J. EMERY, 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. 6, 7, 8, AND 9 ON THE PLAN OF JACKSON PARK, BLOCK "G", SECTION 2, AS OF RECORD IN BOOK 843, PAGE 21, REGISTER'S OFFICE FOR SAID COUNTY, AND THE NORTH PART OF LOT NO. 101 AND A TRIANGULAR PART OF THE NORTHWEST PART OF LOT NO. 100 ON THE MAP OF EASTDALE, AS OF RECORD IN BOOK 547, PAGES 29 AND 30, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

SAID LOTS NOS. 6, 7, 8, AND 9 FRONT TOGETHER 240 FEET ON THE SOUTHERLY SIDE OF EASTDALE AVENUE AND RUN BACK 159 FEET ON THE WESTERLY LINE AND 262 FEET 9 INCHES ON THE EASTERLY LINE TO A DEAD LINE, MEASURING 303 FEET THEREON.

SAID NORTH PART OF LOT NO. 101 AND A TRIANGULAR PART OF THE NORTHWEST PART OF LOT NO. 100, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWEST CORNER OF LOT NO. 101; THENCE WITH THE LINE BETWEEN LOTS NOS. 101 AND 102, SOUTHWARDLY 134.5 FEET TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO HARRIS, BY DEED OF RECORD IN BOOK 1472, PAGE 167, SAID REGISTER'S OFFICE; THENCE WITH HARRIS' NORTH LINE AND THE NORTH LINE OF THE PROPERTY CONVEYED TO HARRIS, BY DEED OF RECORD IN BOOK 1425, PAGE 146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, A TOTAL OF 83.0 FEET TO A POINT IN THE WEST LINE OF THE PROPERTY CONVEYED TO VIRGIL W. COLLEY, OF RECORD IN BOOK 1512, PAGE 357, SAID REGISTER'S OFFICE; SAID POINT BEING 200 FEET NORTH OF THE NORTH MARGIN OF PLYMOUTH AVENUE; THENCE WITH COLLEY'S WEST LINE NORTHWARDLY 144.6 FEET, MORE OR LESS, TO THE COMMON NORTH CORNER OF LOTS NOS. 100 AND 101; THENCE WITH THE NORTH LINE OF LOT NO. 100, WESTWARDLY 51.3 FEET TO THE POINT OF THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO NATHAN GREEN CALDWELL AND WIFE, CAMILLA JOHNSTON CALDWELL, BY DEED FROM JACKSON REALTY COMPANY, INC., OF RECORD IN BOOK 1360, PAGE 187; BY DEED FROM VIRGIE HELEN HUNT, OF RECORD IN BOOK 1583, PAGE 551; AND BY DEED FROM THOMAS E. FRENSLEY III AND WIFE, MARY BRADEN FRENSLEY, OF RECORD IN BOOK 3465, PAGE 315, EACH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

IMPROVED

THIS TRACT IS [illegible] AND KNOWN ON TAX RECORDS AS: 1216 EASTDALE AVE. (No.) NASHVILLE (City) TENNESSEE (State)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM H. EMERY AND WIFE, MAXINE J. EMERY, THEIR heirs and assigns, forever.

And WE do covenant with the said WILLIAM H. EMERY AND WIFE, MAXINE J. EMERY that WE ARE lawfully seized and possessed of said land in fee simple; have a good right to convey it; that the same is unincumbered.

PG 387