BK 3679

WARRANTY DEED

For and in consideration of the sum of $1.00 and the love and affection which I have for my daughter, I, Sarah Robinson Sharp, have bargained and sold, and by these presents do hereby give, transfer and convey unto Gertrude Sharp Caldwell and husband, Benjamin Hubbard Caldwell, Jr., their heirs and assigns, the remaining undivided one-half interest in the following described parcel of real estate in the City of Forest Hills, Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Chickering Estates, Section I, as of record in Book 2663, pages 86 and 87, Register's Office for said County.
>
> Lot No. 25 begins at an iron pin, the common northeast corner of Lots Nos. 25 and 26 on the Plan of Chickering Estates, Section I, and runs along the westerly margin of Chickering Lane 153.6 feet to another iron pin, being the terminous point of Chickering Lane; thence 127.2 feet in a southerly direction to an iron pin in the southern boundary on said Plan; thence North 85°17' West 549 feet to a concrete monument, being the southwest corner of Chickering Estates on said Plan; thence 525.9 feet in an easterly direction to the point of beginning.
>
> Being part of the same property conveyed to Sarah Robinson Sharp by deed from Commerce Union Bank, Trustee, of record in Book 935, page 210, and by deed from Campbell Realty Company, Inc., of record in Book 2797, page 69, Register's Office for said County.

TO HAVE AND TO HOLD said real estate with the improvements and appurtenances, estate, title and interest thereunto belonging to the said Gertrude Sharp Caldwell and husband, Benjamin Hubbard Caldwell, Jr., their heirs and assigns forever.

I covenant that I am lawfully seized and possessed of said property in fee simple; have a good right to convey it, and that the same is unencumbered except by certain restrictive covenants of record in Book 2810, page 5, as amended in Book 3096, page 210, in the Register's Office for Davidson County, and by a lien to secure payment of ad valorem taxes for 1964.

I further covenant that I will forever defend the title to said property to the said Gertrude Sharp Caldwell and husband, Benjamin Hubbard Caldwell, Jr., their heirs and assigns, against the lawful claims of all persons whomsoever.

Executed at Nashville, Tennessee, this January 31st, 1964.

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