K 1558

WARRANTY DEED — **Published by Tennessee Title Company**

For and in consideration of the sum of $ ------7,250.00---------- **DOLLARS**

----SEVEN THOUSAND TWO HUNDRED FIFTY AND NO/100----------

Cash in hand paid by H. A. Flynn, Jr. and wife, Lula Oliver Flynn, the receipt of which is hereby acknowledged,

we, C. A. Wheeler, Jr. and wife, Alice Thorne Wheeler **have bargained and sold, and by these presents do transfer and convey unto the said** H. A. Flynn, Jr. and wife, Lula Oliver Flynn 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 Lot No. 21 on the Map of Locust Grove Estates, as of record in Book 1424, page 11, Register's Office for said County.
Said Lot No. 21 fronts 65.95 feet, more or less, on the westerly side of Horseshoe Drive as measured around a curve and runs back between lines, 169.0 feet on the north line, 147 feet on the south line to the right-of-way of the L & N Railroad on which it measures 63.5 feet. Being part of the property conveyed to C. A. Wheeler, Jr., by deed from H. H. Richardson and wife, of record in Book 1535, page 309, said Register's Office.

Restrictions in Book 1492, page 151, RODC.

The plan of record in Book 1424, page 11, shows a 40-foot set-back line from Horseshoe Drive and a 10-foot easement along the rear of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. A. Flynn, Jr. and wife, Lula Oliver Flynn their **heirs and assigns, forever.**

And We **do covenant with the said** H. A. Flynn, Jr. and wife, Lula Oliver Flynn 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 taxes for the year 1948 which have been pro-rated and assumed by the grantees.
And we, C. A. Wheeler, Jr. and wife, Alice Thorne Wheeler **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** H. A. Flynn, Jr. and wife, Lula Oliver Flynn, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 26 **day of** January **,** 1948

C. A. Wheeler Jr.

Alice Thorne Wheeler

STATE OF TENNESSEE
Davidson County

J. G. Farley Jr.

Personally appeared before me, Edwin E. Carlson **, a Notary Public in and for said County and State, the within named** C. A. Wheeler, Jr. and wife, Alice Thorne Wheeler

the bargainor s **, with whom I am personally acquainted, and who acknowledged that** they **executed the within instrument for the purposes therein contained. Witness my hand and official seal at** Nashville **, Tennessee, this** 28 **day of** January **,** 1948

Commission expires ~~1950~~ 4/3/50

J. G. Farley Jr.
Notary Public

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