K 1725

(1 of 11)

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $

TEN AND NO/100 - - - -($10.00) - - - - **DOLLARS**

Cash in hand paid by Charles H. Harris and wife, Mamie Caldwell Harris, the receipt of which is hereby acknowledged, and for other good and valuable considerations,

we, Charles A. Wheeler, Jr., and wife, Alice Thorne Wheeler have bargained and sold, and by these presents do transfer and convey unto the said Charles H. Harris and wife, Mamie Caldwell Harris, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: TRACT ONE: Being a part of a lot in the northwest corner of Lot "A" of the Monte Vista Plan of Lots, of record in book 421, page 143, Register's Office for said county, and described as follows: Beginning at a point in the easterly margin of the Gallatin Road as now widened and located, at an iron pin, being Hampton's northwest corner; thence along Hampton's north line, south 62½° east 111.5 feet more or less to an iron pin at the southwest corner of the Woolwine Lot; thence along Woolwine's west line, North 2° east 100 feet to a point; thence north 62½° west 111.5 feet more or less to the easterly margin of Gallatin Road; thence with the margin of the same, South 2° west 100 feet to the point of beginning. TRACT NO. TWO: Being a part of the northwest part of Lot "A" on the Plan of Monte Vista, of record in book 421, page 143, RODC, and described according to a survey by Pete Meyer, Surveyor, May 13, 1946, as follows: Beginning at a point in the easterly right of way line of the Gallatin Pike, at a point 44.6 feet at right angles to and east of the edge of the pavement of said Pike, and being approximately 134 feet south of the south margin of McAlpine Avenue at the northwest corner of the property conveyed to Sam R. Kyle and wife, by deed from R. O. Ray and wife, of record in book 1367, page 227, said Register's Office; thence along Kyle's north line, South 62½° east 111.5 feet to a point in the west boundary line of Mrs. Woolwine's Lot, Kyle's northeast corner; thence along Mrs. Woolwine's west line, north 18° 15' east 20.4 feet to the southeast corner of the property conveyed to Clarence W. Duncan and wife, by deed from R. O. Ray and wife, of record in book 1390, page 188, said Register's Office; thence along Duncan's south line, North 72° 30' west 111.5 feet to the point of beginning.

Being the same property conveyed to Charles A. Wheeler, Jr., and wife, Alice Thorne Wheeler by deed from Sam R. Kyle and wife, of record in book 1542, page 469, said Register's Office.

This conveyance is made subject to lease between C. A. Wheeler Jr. and J. B. Baird dated April 28, 1949. 1949 Taxes assumed by the purchaser.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles H. Harris and wife, Mamie Caldwell Harris, their heirs and assigns, forever.

And we do covenant with the said Charles H. Harris and wife, Mamie Caldwell Harris 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.

And we, Charles 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 Charles H. Harris, and wife, Mamie Caldwell Harris, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of June 1949

Charles A. Wheeler Jr.
Alice Thorne Wheeler

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John W. Brummitt, a Notary Public in and for said County and State, the within named Charles A. Wheeler, Jr., and wife, Alice Thorne Wheeler, the bargainor, 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 6 day of June, 1949.

John W. Brummitt
Notary Public

Commission expires My Commission Expires OCT. 8, 1952

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