K 1757

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ ----------$10.00---------- ----------TEN AND No/100---------- DOLLARS

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

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 JOHN B. CUFFMAN AND WIFE, VIRGINIA B. CUFFMAN 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, NEAR NASHVILLE, BEING LOT No. 71 ON THE MAP OF PORTER HEIGHTS, PART TWO, AS OF RECORD IN BOOK 1424, PAGE 79, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 71 FRONTS 78 FEET ON THE EASTERLY SIDE OF PRESTON DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 163.2 FEET TO A DEAD LINE.

BEING PART OF THE PROPERTY CONVYEED TO CHARLES A. WHEELER, JR. AND WIFE, ALICE THORNE WHEELER, BY DEED FROM JOHN T. DUGGER, SR. ET AL, OF RECORD IN BOOK 1683, PAGE 313, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIVE COVENANTS AND EASEMENTS APPLICABLE TO THE ABOVE DESCRIBED PROPERTY.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHN B. CUFFMAN AND WIFE, VIRGINIA B. CUFFMAN THEIR heirs and assigns, forever.

And WE do covenant with the said JOHN B. CUFFMAN AND WIFE, VIRGINIA B. CUFFMAN 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 JOHN B. CUFFMAN AND WIFE, VIRGINIA B. CUFFMAN THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 19 day of SEPTEMBER, 1949.

Charles A. Wheeler Jr.

Alice Thorne Wheeler

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise A. Lines, a Notary Public in and for said County and State, the within named CHARLES 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 19 day of SEPTEMBER, 1949.

LOUISE A. LINES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires Aug 8, 1951

Louise A. Lines
Notary Public

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