K 1763

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 800.00- -

EIGHT HUNDRED AND NO/100- DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and the assumption by the Grantees herein of the balance of an indebtedness in the amount of Five Thousand Forty-five and 71/100 Dollars ($5,045.71) secured by a deed of trust on the property herein conveyed, executed by Eastland Homes, Inc., to Marvin K. Barry, Trustee, of record in Book 1460, page 355, to secure Central Mortgage Company, one note dated March 1, 1947, in the amount of $5,400.00, with interest at 4% per annum, both principal and interest payable $28.51 monthly, beginning April 1, 1947, and the balance on March 1, 1972, and the further assumption by the Grantees herein of the balance of an indebtedness in the amount of Six Hundred Ninety-four and 20/100 Dollars ($694.20) secured by a deed of trust on the property herein conveyed, executed by Frank J. Irwin and wife, to Marvin K. Barry, Trustee, of record in Book 1475, page 241, to secure Central Mortgage Company, one note dated April 1, 1947, in the amount of $800.00, with interest at 4% per annum, both principal and interest payable $4.85 monthly, beginning May 1, 1947, and the balance on April 1, 1967,

We, Ardis C. Chandler and wife, Dell W. Chandler
have bargained and sold, and by these presents do transfer and convey unto the said Herman J. Spray and wife, C. Louise Spray, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 52 on the Map of Victory Heights, Subdivision, of record in Book 1130, page 97, Register's Office for said County.
Said Lot No. 52 fronts 60 feet on the south side of Chickasaw Avenue and runs back between parallel lines 159.5 feet to a dead line.
Being the same property conveyed to Ardis C. Chandler and wife, Dell W. Chandler, by deed from Frank J. Irwin and wife, of record in Book 1538, page 435, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1357, page 677, and set-back line and utility easement as shown on the plan of record in Book 1130, page 97, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Herman J. Spray and wife, C. Louise Spray, their heirs and assigns, forever.

And we do covenant with the said Herman J. Spray and wife, C. Louise Spray 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 as noted above.

And we, Ardis C. Chandler and wife, Dell W. Chandler do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Herman J. Spray and wife, C. Louise Spray, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 5th day of November, 1949.

Ardis C. Chandler
Dell W. Chandler

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. P. Stallworth, Jr., a Notary Public in and for said County and State, the within named Ardis C. Chandler and wife, Dell W. Chandler

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 5th day of November, 1949

Commission expires Jan. 12, 1952

J. P. Stallworth
Notary Public

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