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WARRANTY DEED | Form 1001 | Published by Tennessee Title Company

For and in consideration of the sum of $ 510.00

Five hundred ten and 00/100 DOLLARS

and the assumption of a Deed of Trust executed by Erby S. Fulghum, Jr. and wife, to Albert H. Thomas, Trustee, of record in Book 1400, page 28, Register's Office Davidson County, Tennessee to secure to Nashville Trust Company the payment of a note for $3800.00 dated July 1, 1946, and assume a second mortgage in amount of approx. 3,035.39 plus interest @ 5% due on the 15th of each month beginning the 15th of Sept. 1953, payable in installments of $25.00 including principal and interest, said mortgage payable to M. Conditt.

I have bargained and sold, and by these presents do transfer and convey unto the said Robert Chandley et ux, Nina Chandley,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Two tracts of land in the 4th, formerly the 16th, Civil District of Davidson County, Tennessee, described as follows:

FIRST TRACT: Beginning on the northerly margin of Stewart Ferry Road in the westerly line of the Nellie Weatherly tract; thence with said tract, north 22° 30' east 315 feet; thence north 64° 14' west 189.2 feet; thence south 5° 25' west 326.3 feet to the northerly margin of Stewart Ferry Road; thence with said Road, south 61° east 88 feet to the beginning, containing one acre, more or less, according to a survey made by H. B. Fowlkes, Surveyor, May 1946.

SECOND TRACT: Beginning at the northeast corner of the property conveyed to Erby S. Fulghum, Jr. and wife by deed from Frank N. Karl and wife, of record in book 1403, page 611, Register's Office for said County; thence northwardly and with the line of a fence, 554 feet to the line of the Lane property; thence with said line, westwardly 252 feet to a corner of said Lane property, continuing with Lane's line, southwardly 554 feet to the northwest corner of the Erby S. Fulghum, Jr. property; thence with the northerly line of same, eastwardly 189 feet to the beginning, containing 2.8 acres, more or less.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert Chandley et ux, Nina Chandley,

their heirs and assigns, forever.

And we do covenant with the said Robert Chandley et ux, Nina Chandley that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And M. Conditt do further covenant and bind his heirs and representatives, to warrant and forever defend the title to the said land to the said Robert Chandley et ux, Nina Chandley, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 28 day of August, 1953.

M. Conditt

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mafnie Cato, a Notary Public in and for said County and State, the within named M. Conditt

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 28 day of August, 1953

Commission expires July 24, 1955

Mafnie Cato
Notary Public

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