BK 2809

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN THOUSAND FIVE HUNDRED AND NO/100 ---------- ($10,500.00) ---------- DOLLARS

Cash in hand paid by G. H. Wheeler, Sr. and wife, Marie H. Wheeler, the receipt of which is hereby acknowledged, we,

JOHN C. TUNE, JR. AND WIFE, CLARA S. TUNE

have bargained and sold, and by these presents do transfer and convey unto the said G. H. WHEELER, SR. AND WIFE, MARIE H. WHEELER 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. 9 on the Map of Melrose Heights Subdivision, as of record in Book 1835, page 11, Register's Office for said County.

Said Lot No. 9 fronts 60 feet on the northerly side of Rosedale Avenue, and runs back between lines 168.8 feet on the westerly line and 171 feet on the easterly line to a dead line in the rear on which it measures 60 feet thereon.

Being the same property conveyed to John C. Tune, Jr. and wife, Clara S. Tune, by deed from Agnes V. Hall, formerly Agnes V. Pratt, and son John Edward Hall, of record in Book 2795, page 275, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set-back lines that are 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 G. H. Wheeler, Sr. and wife, Marie H. Wheeler their heirs and assigns, forever.

And we do covenant with the said G. H. Wheeler, Sr. and wife, Marie H. Wheeler 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, John C. Tune, Jr. and wife, Clara S. Tune do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said G. H. Wheeler, Sr. and wife, Marie H. Wheeler their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of October, 19 58

John C Tune Jr

Clara S Tune

BK 629