K 3342

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Twelve Thousand Eight Hundred Fifty & No/100------
----------(12,850.00)---------- DOLLARS

Cash in hand paid by James A. Payne and wife, Helen Payne, the receipt of which of which is hereby acknowledged, we,

JOHN L. CHAPPELL AND WIFE, S. DOLORES CHAPPELL,

_____ have bargained and sold, and by these presents do transfer and convey unto the said James A. Payne and wife, Helen Payne

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. 132 on the Map of Charlotte Park, Section II, as of record in Book 2663, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 132 fronts 69 feet on the northwesterly margin of Annex Avenue and extends back between parallel lines 148.9 feet to a dead line in the rear.

Being a part of the property conveyed to Gerald E. Sheriday by deed from Consolidated Developments, Inc., as of record in Book 2813, page 190, Register's Office for Davidson County, Tennessee.

This convevance 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 thereto, and all rights and interest thereto belonging to the said James A. Payne and wife, Helen Payne, their heirs and assigns, forever.

And we do covenant with the said James A. Payne and wife, Helen Payne that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered, except for 1962 taxes which have been prorated and are hereby assumed by the purchasers.

And we, John L. Chappell and wife, S. Dolores Chappell, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James A. Payne and wife, Helen Payne, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand(s) this 12th day of

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