K 3343

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by Ulner F. Haley, Mattie B. Stevenson, Emma M. Haley, Doris McLaran and M. Conrad Matthews, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by Charles A. Wheeler, Jr., and wife, Alice Thorne Wheeler, we, the said Charles A. Wheeler, Jr., and wife, Alice Thorne Wheeler, have bargained and sold, and by these presents do transfer and convey unto the said Ulner F. Haley, Mattie B. Stevenson, Emma M. Haley, Doris McLaran and M. Conrad Matthews, as tenants in common, that is, one-half (½) undivided interest in Ulner F. Haley and Mattie B. Stevenson, and one-half (½) undivided interest in Emma M. Haley, Doris McLaran and M. Conrad Matthews, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Henderson Gardens, Sec. I, of record in Book 2900, page 75, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 23 fronts 75.0 feet on the southerly margin of Rosebank Avenue and runs back between lines measuring 191.5 feet on the westerly side and 185.0 feet on the easterly side to a dead line in the rear on which it measures 77.0 feet.
>
> Being a part of the property conveyed to Charles A. Wheeler, Jr., and wife, Alice Thorne Wheeler, of record in Book 3317, page 59, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Ulner F. Haley, Mattie B. Stevenson, Emma M. Haley, Doris McLaran and M. Conrad Matthews, as tenants in common, as herein above set forth, their heirs and assigns, forever.

And we do covenant with the said Ulner F. Haley, Mattie B. Stevenson, Emma M. Haley, Doris McLaran and M. Conrad Matthews 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 Ulner F. Haley, Mattie B. Stevenson, Emma M. Haley, Doris McLaran and M. Conrad Matthews, as tenants in common, as hereinabove stated, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 16 day of February, 1962.

Charles A. Wheeler Jr.

Alice Thorne Wheeler

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