BK 3344

WARRANTY DEED TTC-149738

REAL E. FOLK, JR., ATTY.

For and in consideration of the sum of TEN AND NO/100 ********

DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

SUE T. VIACHES and MARGARET H. GRAHAM

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN F. CHANDLER and wife, ANNETTA K. CHANDLER,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, in the 14th, formerly 24th Civil District, described according to a copy of a survey made by Hickerson-Hickerson, Engineers, dated August 14, 1961, as follows:

Beginning at an iron pin in the west margin of Craft Road, 200 feet south of the south margin of Graves Point Road; thence with the margin of Craft Road, south 13° west 199 feet to a railroad spike; thence leaving said Road, south 83° 30' east partly along an old fence, 109 feet to an iron pin; thence north 13° east 199 feet to a point which is 200 feet south from Graves Point Road; thence south 83° 30' E 109 feet to the point of beginning.

Being part of the property conveyed to Sue T. Viaches and Margaret H. Graham, by deed from V. A. Bennett and wife, as of record in Book 2877, page 561, said Register's Office.

This conveyance is made subject to an easement for telephone lines crossing the southerly part of the property described above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except the 1962 taxes, which have been assumed by the grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 1st day of March, 1962

Sue T. Viaches

Margaret H. Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAL E. FOLK JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named Sue T. Viaches and Margaret H. Graham

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, the 1st day of March, 1962

Real E. Folk Jr.
Notary Public

My commission expires: July 23 1962
fs

96568

WARRANTY DEED
CB&F

From
SUE T. VIACHES and
MARGARET H. GRAHAM

To
JOHN F. CHANDLER and wife,
ANNETTA K. CHANDLER

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 2 day of MAR A.D. 1962 at 10:15 o'clock A M
Noted in Book 1101 Page 217
Recording Fee $2.00
JAMES D. WILSON, Register
By Deputy Reg

PG 13