K 3402

WARRANTY DEED

For and in consideration of the sum of $10.00 -------- TEN AND NO/100 DOLLARS Cash Paid by Walter Alex Keeler, Sr. & wife Regina Victoria Keeler and other good and valuable considerations, the receipt of which is hereby acknowledged,

Wilbur Kline, Jr. and wife, Joan M. Kline

have bargained and sold, and by these presents do transfer and convey unto the said Walter Alex Keeler, Sr. and wife Regina Victoria Keeler heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 212 on the Map of Fortland Park, Section I, as of record in Book 2663, Page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 212 fronts 80 feet on the southeasterly side of Barclay Drive and runs back between lines 176.6 feet on the northeasterly side and 179.4 feet on the southwesterly side to a dead line in the rear on which it measures 96.5 feet.

Being part of the same property conveyed to Wilbur Kline, Jr. and wife Joan M. Kline by deed of record in Book 3100, page 450, Register's Office for Davidson County, Tennessee.

DOCUMENTARY

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter Alex Keeler, Sr., and wife Regina Victoria Keeler their heirs and assigns, forever.

And We do covenant with the said Walter Alex Keeler, Sr. and wife Regina Victoria Keeler 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, except for mortgage of record in Book 3109, page 25, R.O.D.C., Tenn., securing Prudential Insurance Co. of America, which indebtedness is assumed by purchaser.

And We, Wilbur Kline, Jr. and wife Joan M. Kline do further covenant and bind ourselves heirs and representatives, to warrant and forever defend the title to the said land to the said Walter Alex Keeler, Sr. and wife Regina Victoria Keeler their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand a this 26th day of June, 1962

Wilbur Kline Jr.

Joan C. Kline

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