K 3428

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of - - - - - ($1,000.00) - - - - - - - - -

One Thousand and No/100 - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by James H. Chandler, Jr., the receipt of all of which is by me acknowledged;

I, Emma Springs Rutledge,

have bargained and sold, and by these presents do transfer and convey unto the said James H. Chandler, Jr.,

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the easterly one-half of Lot No. 28 on the Map of A. W. Wills' Subdivision of part of the Barrow Lands, as of record in Book 161, page 107, Register's Office for said County.

Said part of Lot No. 28 fronts 50 feet on the southerly side of Indiana Avenue, formerly Locust Street, and extends back between parallel lines 125 feet to an alley.

Being the same real property conveyed to Dave Pickett by deed from Goodloe Lindsley and wife, dated September 24, 1901, filed November 11, 1901, and recorded in Book 265, page 169, said Register's Office, the said Dave Pickett having since died leaving Emma Springs Rutledge as his only heir-at-law.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James H. Chandler, Jr.,

his heirs and assigns, forever.

And I do covenant with the said James H. Chandler, Jr.,

that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for current taxes, which are pro-rated this date and assumed by the grantee herein.

And I, Emma Springs Rutledge,

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James H. Chandler, Jr.,

his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 24 day of June, 1962.

Emma Springs Rutledge

My Comm Exp 2/7/66

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