K 3437

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) - DOLLARS

and other good and valuable considerations, cash in hand paid to the undersigned, Minnie Mae Chamberlain, by James H. Chamberlain, receipt of which is hereby acknowledged, Minnie Mae Chamberlain has

bargained and sold, and by these presents do transfer and convey unto the said James H. Chamberlain, his heirs and assigns, all of her right, title and interest in and to certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 310 on the Plan of J. M., T.J., and G. W. Harding's Addition of record in Book 21, page 80, Register's Office for said County.

Said Lot No. 310 fronts 50 feet on the easterly side of 22nd Avenue, North, and formerly Alamo Street, and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to James H. Chamberlain and wife, Minnie Mae Chamberlain, by deed from Albert G. Morris and wife, Dorothy H. Morris, of record in Book 2737, page 159, Register's Office for Davidson County, Tennessee.

The above described property is expressly subject to the following:

Vendor's Lien retained in the deed from Albert G. Morris and wife, Dorothy H. Morris, to James H. Chamberlain and wife, Minnie Mae Chamberlain, of record in Book 2737, page 156, said Register's Office, to secure the payment of note dated January 31, 1958, payable $25.00 per month beginning March 1, 1958.

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. Chamberlain, his heirs and assigns, forever.

And I do covenant with the said James H. Chamberlain 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 as above, and taxes for the year 1962, payment of which is assumed by grantee.

And I, Minnie Mae Chamberlain, 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. Chamberlain, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 12th day of October, 1962

Minnie Mae Chamberlain

[Notary signature], Notary Public
My comm. exp.: 10-30-63

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