BK 3647

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - ($500.00) - - - - - - - - - -

Five Hundred and No/100 - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid and the assumption of the outstanding loan balance described in and secured by that certain deed of trust of record in Book 3241, page 631, Register's Office for Davidson County, Tennessee, the receipt of all of which is by us acknowledged;

We, J. C. McCaleb and wife, Rhea C. McCaleb, have bargained and sold, and by these presents do transfer and convey unto the said William M. Moore and wife, Gail B. Moore, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 315 on the Plan of Charlotte Park, Section II, as of record in Book 2900, pages 79 and 80, Register's Office for said County.

Said Lot No. 315 fronts 75 feet on the southerly side of River Rouge Drive and runs back 122.1 feet on the westerly line and 159 feet on the easterly line to a dead line in the rear, which is a broken line, on which it measures 82.3 feet.

Being the same property conveyed to J. C. McCaleb and wife, Rhea C. McCaleb, by deed from George Gianihas and wife, Mary Ellen Gianikas, of record in Book 3247, page 607, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the restrictions recorded in Book 3033, page 638; an agreement filed for record September 11, 1956, in Book 2593, page 566; and to the easements and limitations shown on the Map of record in Book 2900, pages 79 and 80, said Register's Office.

We, the grantors herein, J. C. McCaleb and wife, Rhea C. McCaleb, have assigned and set over to the grantees herein all our right, title and interest in and to the escrow account, Loan No. 24-21079, Account No. 18694, at Murphree Mortgage Company, of Nashville, Tennessee.

We, the grantees herein, assume all taxes for the year 1963.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William M. Moore and wife, Gail B. Moore, their heirs and assigns, forever.

And we do covenant with the said William M. Moore and wife, Gail B. Moore, 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 the deed of trust described above.

And we, J. C. McCaleb and wife, Rhea C. McCaleb, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William M. Moore and wife, Gail B. Moore, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of November, 1963.

J. C. McCaleb

Rhea C. McCaleb

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