BK 3648



WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - ($10.00) - - - - - - - - - -

Ten and No/100 - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Charles E. McGruder and wife, Curlie E. McGruder, and other good, valuable and sufficient considerations, the receipt of all of which is by us acknowledged;

We, James H. Chandler, Jr., and wife, Elzer S. Chandler,

have bargained and sold, and by these presents do transfer and convey unto the said Charles E. McGruder and wife, Curlie E. McGruder,

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

Being Lots Nos. 7 and 8 of Block No. 28 on the Map of Fisk University Place, as of record in Book 421, pages 4 and 5, Register's Office for said County.

Said Lots Nos. 7 and 8 front together 50 feet on the easterly side of 32nd Avenue, North, formerly India Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to James H. Chandler, Jr., and wife, Elzer S. Chandler, by deed from Gladys B. Adams and husband, Ozie L. Adams, of record in Book 3342, page 569, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles E. McGruder and wife, Curlie E. McGruder, their heirs and assigns, forever.

And we do covenant with the said Charles E. McGruder and wife, Curlie E. McGruder, 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 current taxes, which are pro rated this date and assumed by the grantees herein.

And we, James H. Chandler, Jr., and wife, Elzer S. Chandler, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles E. McGruder and wife, Curlie E. McGruder, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20 day of November, 19 63.

James H. Chandler Jr.

FSC Elzer S. Chandler

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