K 3677

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($3,950.00)
Three Thousand Nine Hundred Fifty and No/100 - - - - - - - - **DOLLARS**

Cash in hand paid by
JOHN W. KESLER AND WIFE, CHARLENE JONES KESLER,
the receipt of which is hereby acknowledged,
I, Thomas C. Summers,
have bargained and sold, and by these presents do transfer and convey unto the said
John W. Kesler and wife, Charlene Jones Kesler,
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 256 on the Plan of Haileywood Estates, Section 8-D, as of record in Book 3500, page 7, Register's Office for said County.

Said Lot No. 256 fronts 111.5 feet on the westerly side of Regent Drive and extends back between parallel lines, 193.5 feet to a dead line on which it measures 111.5 feet.

Being part of the property conveyed to Thomas C. Summers by deed from Louise Oakley Hailey, of record in Book 2451, page 518, said Register's Office.

This conveyance is subject to restrictions of record in Book 3501, page 476, and to easements, setback lines, conditions of Owner's Certificate, etc., as shown on Plan of record in Book 3500, page 7, Register's Office for Davidson County, Tennessee.

Charlotte H. Summers, wife of Thomas C. Summers, joins in this deed for the purpose of conveying her dower, homestead, and all other rights she has in and to said property herein conveyed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John W. Kesler and wife, Charlene Jones Kesler, their **heirs and assigns, forever.**

And I **do covenant with the said** John W. Kesler and wife, Charlene Jones Kesler **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 by taxes for 1964, which are assumed by the grantees.

And we, Thomas C. Summers and wife, Charlotte H. Summers, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** John W. Kesler and wife, Charlene Jones Kesler, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 31st **day of** January, 19 64.

Thomas C. Summers

Charlotte H. Summers

G 97