BK 3679

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of One Thousand and no/100 ($1,000.00) - DOLLARS cash in hand paid, receipt of which is hereby acknowledged,

I, Barbara Joyce O'Brien, Executrix under the Will of Michael Joseph O'Brien, of record in Book 3368, page 580, Register's Office for Davidson County, Tennessee,

[redacted]

have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ James H. Chandler, Jr. and wife, Elzer S. Chandler, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

BEING the northerly half of Lot No. 398 on the Plan of McGavock, Wetmore and Others Second Addition to Nashville called the Addition to the Town of McGavock, as of record in Book No. 21, page 41, Register's Office for said County.

SAID lot is more particularly described according to a survey of Hickerson & Hickerson, Engineers, dated Nov. 5, 1963, not of record, as follows:

BEGINNING at an iron pin on the westerly side of 17th Ave. North at a point 750.0 feet in a northerly direction from the northerly margin of Wheeles St. thence with 17th Ave. North N 37° 15' W 50.0 feet to an iron pin at the common corner of Lots 398 and 399, thence southerly with the common line of Lots 398 and 399 102.1 feet to an iron pin in the easterly margin of 18th Avenue North, thence with 18th Ave. No. S 21° 46' E 52.0 feet to an iron pin, thence N 53° 51' E 115.8 feet to the point of beginning.

BEING part of the same property conveyed to Michael J. O'Brien by deed from Delia A. Cain, of record in Book 1261, page 547, said Register's Office, the said grantee having since died testate.

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. and wife, Elzer S.Chandler, their heirs and assigns, forever.

And I do covenant with the said James H. Chandler, Jr. and wife, Elzer S. Chandler, 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 notices of record in Book 3555, pages 521 and 523, R.O.D.C., that premises are unfit for human habitation, and notice of record in Book 3636, page 392, R.O.D.C., Tennessee as to lien.

And I, Barbara Joyce O'Brien, Executrix, 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., and wife, Elzer S. Chandler, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 23 day of December, 1963

x Barbara Joyce O'Brien
Executrix under the Will of
Michael Joseph O'Brien.

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