BK 3710

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------*DOLLARS*

Cash paid by George L. Gant, Jr., et ux, Doris F. Gant, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, John T. Wheeler and wife, Emmelyn B. Wheeler *have bargained and sold, and by these presents do transfer and convey unto the said* George L. Gant, Jr., and wife, Doris F. Gant their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Lealand Heights, as of record in Book 2330, page 71, Register's Office for said County.

Said Lot No. 2 fronts 75 feet on the easterly side of Milesdale Court and runs back 157.5 feet on the northerly line and 238.4 feet on the southerly line to a dead line in the rear on which it measures 163 feet.

Being the same real property conveyed to John T. Wheeler and wife, Emmelyn B. Wheeler, by deed from Iris C. Bentsen, dated August 3, 1962, filed August 7, 1962, and recorded in book 3407, page 527, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George L. Gant, Jr., and wife, Doris F. Gant their *heirs and assigns, forever.*

And we *do covenant with the said* George L. Gant, Jr., and wife, Doris F. Gant *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.*

And we, John T. Wheeler and wife, Emmelyn B. Wheeler *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* George L. Gant, Jr., and wife, Doris F. Gant, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 27th *day of* April, 1964, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X John T. Wheeler
John T. Wheeler
X Emmelyn B. Wheeler
Emmelyn B. Wheeler

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, O. Kenneth Denning *a Notary Public in and for said County and State,* John T. Wheeler and wife, Emmelyn B. Wheeler

the ~~within named bargainor~~ s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee,* this 27th *day of* April, 1964.

NOTARY PUBLIC DAVIDSON TENN.

O. Kenneth Denning *Notary Public*

Commission expires Oct 30, 1965

PG 375