K 3765

TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
H. Keller Chapman and Joyce I. Chapman (NAME)	Guaranty Mortgage Company (NAME)	8DW9-60356
Continental Drive, (STREET ADDRESS OR ROUTE NUMBER)	316 Union St., (STREET ADDRESS)	
Nashville, (CITY) Tennessee (P. O. ZONE) (STATE)	Nashville (CITY) 3, Tenn. (ZONE) (STATE)	

For and in consideration of the sum of Ten and No/100 ----------($10.00)----------DOLLARS cash in hand paid by H. Keller Chapman and wife, Joyce I. Chapman

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, G. H. Todd and H. B. Sheets

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 1328 on the Plan of Charlotte Park, Section 17, as of record in Book 3600, pages 21 and 22, Register's Office for said County. Said Lot No. 1328 fronts 74 feet on the northerly side of Continental Drive, and extends back 153.1 feet on the easterly line and 154.7 feet on the westerly line, to a dead line in the rear on which it measures 79.8 feet.
Being part of the property conveyed to G. H. Todd and H. B. Sheets, by deed from Consolidated Developments, Inc., as of record in Book 3643, page 161, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1964 taxes have been prorated and are hereby assumed by the purchasers.

This is improved (X) property, known as Continental Drive, Nashville, Tenn. (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of May, 1964

G. H. Todd
H. B. Sheets

STATE TAX $ 2.00
PROBATE .50
TOTAL $ 2.50

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Frances T. Sperry, a Notary Public in and for said County and State, the within named G. H. Todd and H. B. Sheets, the bargainors, 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 29th day of May, 1964

FRANCES T. SPERRY NOTARY PUBLIC

Commission expires April 19, 1965 Notary Public Frances T. Sperry

JUN 1 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUN 1 1964
CC

TENNESSEE TITLE COMPANY

Warranty Deed
FROM 33310
G. H. TODD AND H. B. SHEETS
To
H. KELLER CHAPMAN ET UX
REGISTER STAMP BELOW
GUARANTY MORTGAGE CO. OF NASHVILLE

STATE OF TENNESSEE
DAVIDSON COUNTY
RECEIVED FOR RECORD
JUN 1 1964 at 12:55 o'clock P.M.
Recorded in Book 1094 Page 121
Recording Fee $ 2.00 PAID HERE
Witness my hand this 1st day of June, 1964
R. E. WORRALL, Register
By Mc Kinney Deputy Reg.

PUT COUNTY COURT CLERK'S STAMP HERE:

CORPORATION RANCE

PG 469