K 3765

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten---------- DOLLARS

and the further consideration of the assumption of a mortgage in the original amount of $10,500.00 payable to Guaranty Mortgage Company of record in Book 2563, page 457.

John Leroy Chandler and Rachel Warf Chandler have bargained and sold, and by these presents do transfer and convey unto the said Edmund R. Moegle and wife, Heide M. Moegle 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. 4 on the Map of Hidden Acres Subdivision, First Addition, as of record in book 2083, page 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 59.46 feet on the southerly margin of Rubylee Drive and extends back between lines 187.38 feet on the westerly line and 207.57 feet on the easterly line, to a dead line in the rear, measuring 98 feet thereon.

BEING the same property conveyed to John Leroy Chandler and wife, Rachel Warf Chandler by deed from Gary Cooper Motors, Inc., of record in Book 2592, page 233, 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 Edmund R. Moegle and wife, Heide M. Moegle their heirs and assigns, forever.

And we do covenant with the said Edmund R. Moegle and wife, Heide M. Moegle 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 the mortgage assumed herein.

And John Leroy Chandler and wife, Rachel Warf Chandler do further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Edmund R. Moegle and wife, Heide M. Moegle their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of May, 1964

John D. Chandler

Rachel Warf Chandler

PG 599