BOOK 4196 PAGE 377

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Love et ux.	John J. Love	12D-88090
(NAME:) Rowan Drive	(NAME:) 2425 Gardner Lane	Map. 59-11
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	Par. 21
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Thirteen Thousand Nine Hundred and no/100 ------- ----------($13,900.00) ---------- *DOLLARS* cash in hand paid by John J. Love and wife, Nuree M. Love, the receipt of which is hereby acknowledged,

We, James H. Chandler, Jr. and wife, Elzee Spence Chandler,

have bargatned and sold, and by these presents do transfer and convey unto the said John J. Love and wife, Nuree M. Love, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 284 on the Plan of Haynes Manor, Section 2, as of record in book 3700, page 88, Register's Office for said County.
Said lot No. 284 fronts 65 feet on the southerly side of Rowan Drive and extends back 146.1 feet on the westerly line and 148.8 feet on the easterly line to a dead line, measuring 65 feet thereon.
Being part of the real property conveyed to James H. Chandler, Jr. by deed from Lineberger Development Co., of record in book 4103, page 417, said Register's Office.

This conveyance is made subject to 10-foot public utility and drainage easement and 8-inch sewer easement across rear of premises, anchor easement at northeasterly corner, 30-foot building setback line from Rowan Drive, and conditions of owners certificate, as shown on plan of record in book 3700, page 88, said Register's Office; and to restrictive covenants of record in book 4062, page 443, said Register's Office, a corrected in book 4081, page 854, said Register's Office.

This is unimproved ( ) improved (✓) property, known as 713 (House Number) Rowan Drive (Street) Nashville Tenn. (P. O. Address: City or Town)

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 J. Love and wife, Nuree M. Love, their *heirs and assigns, forever.*

And we *do covenant with the said* John J. Love and wife, Nuree M. Love, *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 *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 J. Love and wife, Nuree M. Love, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st *day of* December, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James H. Chandler, Jr.

Elzee Spence Chandler

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Salfidon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Joseph G. Sullivan, *a Notary Public in and for said County and State,* James H. Chandler, Jr. and wife, Elizabeth Spence Chandler,

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* 11 *day of* December, *19*67

JOSEPH G. SULLIVAN NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES JULY 26, 1971

Commission expires July 26, 1971 Joseph G. Sullivan *Notary Public*

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

STATE TAX $ 20.85
PROBATE .50
TOTAL $ 21.35

DEC 11 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID DEC 11 1967

WARRANTY DEED

FROM

James H. Chandler, Jr. et ux.

TO

John J. Love et ux.

99258

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

DEC 11 2 27 PM '67
NOTED BOOK 117 PAGE 819
RECORDING FEE $ 3.50
DEP. REG. m

