

*Return
Lynn A. Gardner
6000 Poplar Suite 200
Memphis, TN 38119*

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John V. Masserano, Attorney
105 South Rowlett Street, E.
Collierville, Tennessee 38017

THIS INDENTURE, made and entered into as of the 30th day of June, 1993 by and between

GARRY CHANDLER

hereinafter referred to as Grantor, and

Sr.

BAYLESS O. WHEELER and THERESE S. WHEELER

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Fayette, State of Tennessee:

Property in the 10th Civil District of Fayette County, Tennessee, to-wit:

BEGINNING at a point in the centerline of Chulahoma Road 1805.0 feet north of the centerline of Russell Road; thence North 0 degrees 01 minute 41 seconds East along the centerline of Chulahoma Road a distance of 125.0 feet to a point; thence South 89 degrees 58 minutes 19 seconds East a distance of 373.48 feet to a point; thence South 0 degrees 01 minute 41 seconds West a distance of 125.00 feet to a point; thence North 89 degrees 58 minutes 19 seconds West a distance of 373.48 feet to the point of beginning.

This being part of the same property conveyed to Grantor herein by Warranty Deed of record in Book 339, Page 789, in the Register's Office of Fayette County, Tennessee. Garry Chandler covenants that he is one and the same as Gary Chandler. He further covenants that this property is not his homeplace nor has it ever been his homeplace.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

as set out above, and 1993 real property taxes, not yet due or payable, which purchasers agree to assume and pay.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Garry Chandler
GARRY CHANDLER
