K 1425

D E E D

FOR AND IN CONSIDERATION OF the sum of Seven Hundred and Seventy ($770.00) Dollars, cash in hand paid by William Neil Sanders and wife, Fanny Ruth Pitts Sanders, the receipt of which is hereby acknowledged, the undersigned, Arree Finley Youree and husband, Howard Youree, have this day bargained and sold and do hereby transfer and convey unto the said William Neil Sanders and wife, Fanny Ruth Pitts Sanders, their heirs and assigns, certain real estate situated in Davidson County, State of Tennessee, described as follows:

> Being all of lot number 12, and the easterly 27 feet of lot number 11, on the Map of S. F. & C. D. Morrow's Subdivision of lots 38, 39 and part of 37 in McNairy's Subdivision, as of record in Book No. 332, page 86, Register's Office for Davidson County, Tennessee. Said lot number 12 and the said easterly 27 feet of lot number 11 in said Plan together front 77 feet on the northerly side of an unnamed road, as shown in said Plan of said Subdivision (said road now being called Maplehurst), and run back northwardly, between parallel lines, 204.5 feet, more or less, to the center of an alley in the rear of said lots; and being a portion or part of the same property conveyed to the undersigned, Arree (Finley) Youree, by deed of J. R. Jones and wife, Lucy Jones, dated July 8, 1937, recorded in Book 1038, page 256, R. C. D. C., Tenn.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said William Neil Sanders and wife, Fanny Ruth Pitts Sanders, their heirs and assigns forever.

We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered except by lien of 1946 State and County taxes, which will be paid by the undersigned grantors before same become delinquent.

We further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the said title to said real estate to the said William Neil Sanders and wife, Fanny Ruth Pitts Sanders, their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, we, the said Arree Finley Youree and husband, Howard Youree, have hereunto set our hands at Nashville, Tenn-

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