1675

99740

WARRANTY DEED

For and in consideration of the sum of _____

Four Thousand Five Hundred ($4,500.00) and no/100 - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid by Jesse Clinton Sanders and wife, Willie Eva Sanders, the receipt of which is hereby acknowledged.

We, James Henry Mills and wife, Zelma Mills

have bargained and sold, and by these presents do transfer and convey unto the said Jesse Clinton Sanders and wife, Willie Eva Sanders, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A lot of land in the 13th, formerly the 23rd, Civil District of said County, described as follows:

Beginning on the southerly margin of Cliff Drive at a point 262½ feet east of the center line of Hamilton Road, said point being the northeast corner of the property conveyed to Ernest W. Vaughn and wife by deed from Martha Latta Mills and husband, of record in book 1390, page 544, Register's Office for said County; thence with said Drive, south 58° east 50 feet to Tillman Mills' northwest corner; thence with Mills' line, south 38° west 345 feet to D. D. McPherson's northerly line; thence with McPherson's northerly line, north 58° west 50 feet to Vaughn's southeast corner; thence with Vaughn's easterly line, northwardly 345 feet to the beginning.

Being the same property conveyed to James Henry Mills by deed from Malcolm Patterson Mills of record in book 898, page 133, said Register's Office.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jesse Clinton Sanders and wife, Willie Eva Sanders, their

heirs and assigns, forever.

And we **do** covenant ~~covenant~~ **with the said** Jesse Clinton Sanders and wife, Willie Eva Sanders **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 ~~covenant~~ **and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Jesse Clinton Sanders and wife, Willie Eva Sanders, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 1st **day of** December, 19 48

James Henry Mills

Zelma Mills

STATE OF TENNESSEE
Davidson County

Personally appeared before me, E. B. Clayton, **a Notary Public in and for said County and State, the within named** James Henry Mills and wife, Zelma Mills

the 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 office, this 2 **day of** December, 19 48.

My Commission expires Apr 5-1949

E. B. Clayton
Notary Public

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