K 1729

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ ($5.00)

FIVE and NO/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations, accepted as cash, the receipt of which is hereby acknowledged; we,

JAMES R. DAWSON, JR. and wife, MARGARET GENY DAWSON

have bargained and sold, and by these presents do transfer and convey unto the said DAN S. SANDERS, JR. and wife, JEAN D. SANDERS 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. 7 and the easterly ½ of Lot No. 6, of Block 10, on the Map of Calhoun's Resubdivision of part of Royal Oaks Subdivision, as of record in Book 547, page 167, Register's Office for said County.

Said lot and part of lot adjoin and front together 150 feet on the southerly side of Sunnybrook Drive and run back between parallel lines 200 feet to a dead line.

Being property conveyed to James R. Dawson, Jr. and wife, Margaret Geny Dawson, by two deeds, one from Third National Bank, of record in Book 1079, page 545, and the other from Martin A. Hayes and wife, of record in Book 1092, page 293, 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 Dan S. Sanders, Jr. and wife, Jean D. Sanders their heirs and assigns, forever.

And we, do covenant with the said Dan S. Sanders, Jr. and wife, Jean D. 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, James R. Dawson, Jr. and wife, Margaret Geny Dawson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Dan S. Sanders, Jr. and wife, Jean D. Sanders, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15 day of July, 1949.

James R. Dawson Jr.

Margaret Geny Dawson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lytle W. Carney, a Notary Public in and for said County and State, the within named James R. Dawson, Jr. and wife, Margaret Geny Dawson, the bargainor, 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 15 day of July, 1949.

Commission expires April 25, 1953

L W Carney
Notary Public

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