K 2019

For and in consideration of the sum of -----$10.00----- DOLLARS

----------TEN AND NO/100----------

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, WALTER C. GAINES AND WIFE, MARTHA W. GAINES have bargained and sold, and by these presents do transfer and convey unto the said ROBERT N. SANDERS AND WIFE, MARY W. SANDERS THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

LAND LYING IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 34 ON THE PLAN OF VIRGINIA MANOR SUBDIVISION, OF RECORD IN BOOK 1835, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT NO. 34 FRONTS 70 FEET ON THE NORTHWESTERLY MARGIN OF MORAN DRIVE AND RUNS BACK BETWEEN LINES 171.6 FEET ON THE NORTHEASTERLY LINE AND 175.4 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE, MEASURING 61 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO WALTER C. GAINES AND WIFE, MARTHA W. GAINES, BY DEED FROM C. A. WHEELER, JR. AND WIFE, ALICE THORNE WHEELER, OF RECORD IN BOOK 1906, PAGE 155, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ROBERT N. SANDERS AND WIFE, MARY W. SANDERS THEIR heirs and assigns, forever.

And WE do covenant with the said ROBERT N. SANDERS AND WIFE, MARY W. 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, WALTER C. GAINES AND WIFE, MARTHA W. GAINES do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said ROBERT N. SANDERS AND WIFE, MARY W. SANDERS THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 1ST day of SEPTEMBER 19 51

Walter C. Gaines

Martha W. Gaines

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James R. Seagraves, a Notary Public in and for said County and State, the within named WALTER C. GAINES AND WIFE, MARTHA W. GAINES

the bargainer s, with whom I am personally acquainted, and who acknowledged that THEY executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1ST day of SEPTEMBER, 19 51

Commission expires Jan 1 1953

James R. Seagraves
Notary Public

47286

WARRANTY DEED

FROM

WALTER C. GAINES AND WIFE,

MARTHA W. GAINES

TO

ROBERT N. SANDERS AND WIFE,

MARY W. SANDERS

KIMBROUGH PHILLIPS COMPANY

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for Record
this 5 day of SEP 1951
at 3:30 P.M.
Noted in Book 2422 Page 322
Recorder in Hand $2.50
Recording Fee $2.50
JAMES P. WILSON
By Dan Lynch D.C.

Company
Title & Insurance Co.
MIAMI, FLA.

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