K 2035

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

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

cash in hand paid by the grantees herein, and for other good and valuable considerations, receipt of all of which is hereby acknowledged, we,

WILLIAM A. BAUER and A. E. SANDERS

have bargained and sold, and by these presents do transfer and convey unto the said ALEXANDER P. SPARKMAN, JR. and wife, MARY KATHERINE SPARKMAN, their heirs and assigns, a certain tract or parcel of land in 3rd Civil District of Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 69 on the Plan of Merry Oaks Subdivision, as of record in Book 1835, pages 67 and 68, Register's Office for said County, and described as follows:

BEGINNING at a point in the southerly margin of Cloverdale Road, the common corner of Lots 69 and 70; thence with the margin of said Road, eastwardly 89 feet to the common corner of Lots 68 and 69; thence with the line between said lots, southwardly 161.5 feet to a point at a point at a concrete monument in the northerly line of Lot 67; thence westwardly with the line between Lots 67 and 69, 74 feet to a point; thence North 3° 45' East 10.8 feet to a concrete monument; thence North 87° 06' West 17 feet to the common corner of Lots 69 and 70; thence with the line between said lots, northwardly 176.6 feet to a concrete monument in the southerly margin of Cloverdale Road, the point of beginning.

Being part of the property conveyed to William A. Bauer and A. E. Sanders, by deed from McFarland Heights, Incorporated, of record in Book 1971, page 563, 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 Alexander P. Sparkman, Jr., and wife, Mary Katherine Sparkman, their heirs and assigns, forever.

And we do covenant with the said grantees herein 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, William A. Bauer and A. E. Sanders do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of January, 1952.

William A. Bauer

A. E. Sanders

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named William A. Bauer and A.E. Sanders

the bargainors, 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 31 day of January, 1952

Commission expires May 1, 1954

[illegible]
Notary Public

58399

WARRANTY DEED
C-81590 - MB

FROM

WILLIAM A. BAUER and

A. E. SANDERS

TO

ALEXANDER P. SPARKMAN, JR.

et ux, MARY KATHERINE SPARKMAN

RETURN TO TENNESSEE TITLE CO.

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for
of 12/16 FEB 1952
at 11 o'clock A.M.
Noted in Book 77 P 264
Recorded in Book
Recording Fee 2.00
JAMES A. [illegible]
By [illegible] D.C.

LAWYERS TITLE CORP. of Nash.

HERSEY 10M 11-49

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