K 2041

For and in consideration of the sum of Five Dollars ($5.00) - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and the love and affection which we bear to our daughter, we

Albert Sanders and wife, Pearl Sanders, - - - - - - - - - - - - - have bargained and sold, and by these presents do transfer and convey unto the said Bertha May Sanders Cook, her - - - - - - - - - - - - - - - - - - - - - heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the North one-half of lot 21 and the South one-half of lot No. 22 in Block "F" of the Roscoe Subdivision in Goodlettsville, as of record in Book 843, page 73, R. O. D. C., Tennessee.

Said parts of Lots 21 and 22 front together 50 feet on Hudson Avenue and run back between parallel lines 150 feet to a dead line. Being the same property conveyed to Albert Sanders, et ux by deed of record in Book 1320 page 38, R. O. D. C., 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 Bertha May Sanders Cook, her - - - - - - - - - - - - - - - - - - - - - - - - - - - - - heirs and assigns, forever.

And we do covenant with the said Bertha May Sanders Cook - - - - - - - - - - - - - - - - - - - - - - - - - - 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., except for the unpaid balance of a series of 87 notes in the sum of $20 each payable to the order of W. C. Moncrief & Co., Inc. dated Feb. 12, 1946 and secured by deed of trust of record in Book 1339, page 92, R.O.D.C., Tenn.

And ~~we, Albert Sanders and wife, Pearl 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 Bertha May Sanders Cook, her - - - - - - - - - - - - - heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22 day of July, 1948.

Mrs. W. C. Moncrief WITNESS — Albert Sanders + His mark

Mrs. Nancy Cohen WITNESS — Pearl Sanders

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Quint C. Fryer, a Notary Public in and for said County and State, the within named Albert Sanders and wife, Pearl 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 office, this 3rd day of ~~July,~~ August, 1948.

Commission expires July 3, 1950 — Quint C. Fryer, Notary Public

2/48 64481

WARRANTY DEED

FROM

ALBERT SANDERS, ET UX

TO

BERTHA MAY SANDERS COOK

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 4 day of APR 1952
at 2:23 o'clock
Noted in Book 77 Page 495
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By M. McAnally Dep. Reg.

The Guaranty Title Co.

Titles Guaranteed

Abstracts of Titles

225 Third Ave., North
NASHVILLE, TENN.

Form 103

G 515