K 2136

For and in consideration of the sum of $ 13, 500.00 ----------

Thirteen Thousand Five Hundred and 00/100 ------ DOLLARS

cash in hand paid by Lambert Bros., Inc., the receipt of which is hereby acknowledged,

We, William G. Sadler and wife, Mary S. Sadler have bargained and sold, and by these presents do transfer and convey unto the said Lambert Bros., Inc., its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 4th Civil District of Davidson County, Tennessee near Hermitage Station, being part of Lot No. 1 on the Plan of the Lands of Pierce W. Cherry, deceased, as of record in Minute Book "J", Page 739 County Court for said County, described according to a survey made by Erle Drake, County Surveyor, February 8, 1928 as follows:

Beginning on the Southerly right of way of the Lebanon Branch of the NC &STL Railroad at the Northwest corner of the Chandler property; thence North 1½° East to the center of the Central Pike; thence with the center of said Pike as follows: North 68° West 800 feet; North 59½° West 112 feet and North 56° 22' West 37.7 feet to the center of Brandau Road; thence with the center of Brandau Road as follows: South 60° 8' West 160.3 feet, South 74° 45' West 200 feet; South 79° 6' West, 300 feet, South 67° 41' West 300 feet, South 57° 24' West 250.4 feet, and South 50° 7' West 229.5 feet; thence leaving said road Southwestwardly to the Northerly line of the Hesse Land; thence with said line South 86 3/4° E. 2176 feet to the Westerly line of the said Chandler property; thence with said line North 1° 30' East 533 feet to the beginning, containing 30.02 acres more or less, being all the real property Wm. G. Sadler, et ux own in the 4th Civil Dist. Being a part of the same property conveyed to William G. Sadler and wife, Mary S. Sadler by deed from M. W. Dodson of record in Book 1385, page 339, 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 Lambert Bros., Inc. its successors and assigns, forever.

And we do covenant with the said Lambert Bros., Inc. 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 G. Sadler and wife, Mary S. Sadler do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Lambert Bros., Inc. its successors and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26 day of February, 1953.

William G. Sadler

Mary S Sadler

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Eugene Jackson Jr., a Notary Public in and for said County and State, the within named William G. Sadler and wife, Mary S. Sadler 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 26 day of February, 1953.

Commission expires Jan. 15, 1956

Eugene Jackson Jr.
Notary Public

WARRANTY DEED

FROM William G. Sadler, et ux

TO Lambert Bros., Inc.

91567

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE
Received for record FEB 26 1953 at 10:1 P.M.
Recorded in Book 1771 page 200
Recording Fee
JAMES P. WIL
C. McSpadden

9r

G 559