K 2280

For and in consideration of the sum of $ 10.00,
- - - - - - TEN AND NO/100 - - - - - - - - - DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, receipt of which is hereby acknowledged, we, W. F. Rader and wife, Gladys Rader, - - have bargained and sold, and by these presents do transfer and convey unto the said JOHN A. SANFORD AND WIFE, MARIE BAGSBY SANFORD, 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. 1 on the Plan of Section One, Southlake, as of record in Book 2033, page 58, Register's Office for said County.

Said Lot 1 fronts 68 feet on the westerly side of Southlake Drive and runs back 177.9 feet on the northerly line and 180.7 feet on the southerly line, to a dead line, measuring 69 feet thereon.

Being part of the property conveyed to W. F. Rader and wife, Gladys Rader, by deed from Mid-South Developers, Inc., of record in Book 2202, page 395, said Register's Office.

Said property is conveyed subject to the restrictions in Book 2196, page 359, 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 John A. Sanford and wife, Marie Bagsby Sanford, 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, except my 1954 taxes, which the grantees herein assume and agree to pay.
And we, the grantors herein, 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 28th day of May, 1954.

W F Rader
Gladys Rader

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named W. F. Rader and wife, Gladys Rader, 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 28 day of May, 1954.

Commission expires April 23, 1958

L. D. Richards
Notary Public

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Home Office
LAWYERS TITLE INSURANCE CORPORATION
Richmond, Virginia

WARRANTY DEED
G-246514 - MK
FROM
W. F. RADER ET UX
TO
JOHN A. SANFORD ET UX
21160
PLEASE PUT IN TENN. TITLE CO. BOX
REGISTER'S OFFICE

Received in Book 2204 page 112
JUN 2 1954

PG 364