K 2446

WARRANTY DEED — No. 12056 — NASHVILLE TITLE COMPANY

For and in consideration of the sum of Ten

DOLLARS ($ 10.00 ),

and other good and valuable considerations paid by Mary Douglas Sanders, the receipt of all of which is hereby acknowledged,

OSCAR W. CARTER and wife, EUGENIA U. CARTER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARY DOUGLAS SANDERS, a widow,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 50 feet of the easterly 100 feet of the southerly half of lot No. 21 on the plan of Belair, as of record in Book 332, page 6, Register's Office for said County.

Said part of Lot No. 21 fronts 50 feet on the northerly side of Woodlawn Drive formerly Belair Avenue, and runs back between parallel lines 192 feet to a dead line.

Being the same property conveyed to Oscar W. Carter and wife, Eugenia U. Carter by deed from Harry E. Corenswet and wife, Maybelle B. Corenswet of record in Book 1517, page 142, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 18th day of August, 1955.

Oscar W. Carter

Eugenia U. Carter.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Landon M. Tibbs, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Oscar W. Carter and wife, Eugenia U. Carter, the bargainor(s), 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, the 18th day of August, 1955.

Landon M. Tibbs, Jr.
Notary Public

My commission expires PUBLIC 10-9-58

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