K 2447

For and in consideration of the sum of $ 10.00 (Ten and No/100) - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged,

we, C. J. Sain and wife, Celestine F. Sain

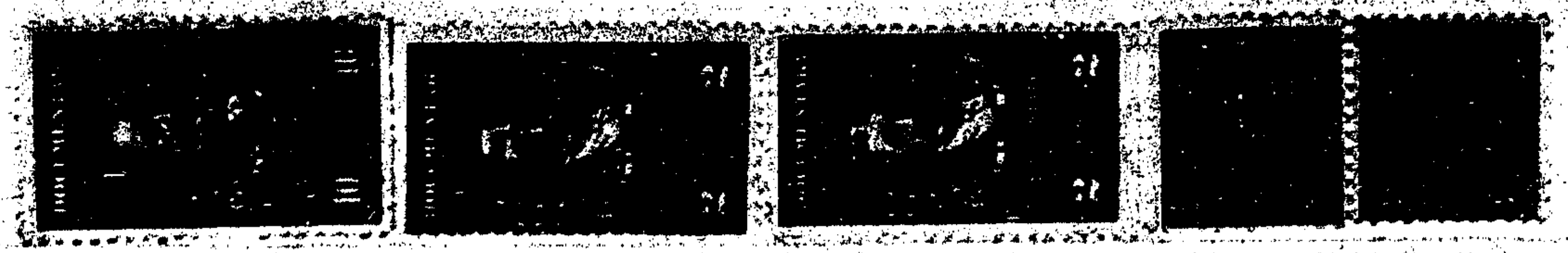
have bargained and sold, and by these presents do transfer and convey unto the said Sabin J. Lane and wife, Carolyn D. Lane, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 12 on the map of "Happy Valley", Section "A", not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, April 19, 1941, as follows:

Beginning on the southerly margin of Williams Ferry Road at a point 875 feet east of the easterly margin of Cooper Lane, said point being the corner of Lots Nos. 11 and 12; thence with the line between said two lots, southwardly 162.5 feet; thence eastwardly 75 feet to the corner of Lots Nos. 12 and 13; thence with the line between said two lots, northwardly 164.5 feet to the southerly margin of Williams Ferry Road; thence with said Road, westwardly 75 feet to the beginning.

Being the same property conveyed to C. J. Sain and wife, Celestine F. Sain by deed from Rhyne C. Patterson and wife, of record in Book 2342, page 427, 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 Sabin J. Lane and wife, Carolyn D. Lane, their heirs and assigns, forever.

And we do covenant with the said Sabin J. Lane and wife, Carolyn D. Lane 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, C. J. Sain and wife, Celestine F. Sain do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Sabin J. Lane and wife, Carolyn D. Lane, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of August, 1955

C. J. Sain

Celestine F. Sain

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Wm. F. Carter, a Notary Public in and for said County and State, the within named C. J. Sain and wife, Celestine F. Sain 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 23rd day of August, 1955

Commission expires April 21, 1959

Wm. F. Carter
Notary Public

64484
WARRANTY DEED
FROM
C. J. SAIN, ETUX
TO
SABIN J. LANE, ETUX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of AUG A.D. 1955 at 10:56 o'clock A M.
Noted in Book 84 Page 634
Recorded in Book ___ Page ___
Recording Fee $ 2.00
JAMES P. WILSON, Register
By ___ Dpt. Reg.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

PG 112