K 2447

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, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note executed by the grantors herein, dated February 26, 1954, for $11,600.00, with interest at 4½% per annum, both principal and interest payable $64.50 monthly; said note being payable to Guaranty Mortgage Company and secured by a Deed of Trust of record in Book 2236, page 131, Register's Office for Davidson County, Tennessee,

we, Thomas M. Sadler and wife, Mary Kenner Sadler

have bargained and sold, and by these presents do transfer and convey unto the said T. R. Herrod and wife, Effie Herrod

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. 158 on the Plan of Glencoe Acres, Section II, as of record in Book 1835, page 13[illegible], Register's Office for said County.
Said Lot No. 158 fronts 70 feet on the east side of Dumas Drive and runs back 175.2 feet on the northerly line and 191.5 feet on the southerly line, to a dead line in the rear on which it measures 114.3 feet.
Being the same property conveyed to Thomas M. Sadler and wife, Mary Kenner Sadler, by deed from Connell E. Horn and wife, of record in Book 2249, page 1[illegible]1, said Register's Office.

The above described property is being conveyed subject to restrictions of record in Book [illegible], page [illegible], and in Book 17[illegible], page 495, 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 T. R. Herrod and wife, Effie Herrod as tenants in common their heirs and assigns, forever.

And we do covenant with the said T. R. Herrod and wife, Effie Herrod 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 1[illegible]3 taxes, [illegible] the grantees herein assume and agree to pay and as herein set out.
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 heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 29th day of August, 19[illegible].

Thomas M. Sadler

Mary Kenner Sadler

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Thomas M. Sadler and wife, Mary Kenner Sadler

the bargainor[illegible], 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 29th day of August, 1955

Commission expires [illegible]

Jno. C. Jeffords Notary Public State at Large

WARRANTY DEED

FROM

THOMAS M. SADLER ET UX

TO

69898

REGISTER'S OFFICE
PLEASE PUT IN DEMP. TITLE CO. ENV

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record [illegible] 1955
at [illegible] o'clock [illegible] M.
Noted in Book [illegible] Page [illegible]
Recorded in Book [illegible] Page [illegible]
Recording Fee [illegible]
JAMES R. WILSON, Register
By [illegible] D.C.

DOCUMENTARY TAX PAID
STATE TAX 25¢
NASHVILLE REVENUE 25¢
220

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

G 472