K 2450

WARRANTY DEED

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Alfred E. Sanders and James E. Gee,

have bargained and sold, and by these presents do transfer and convey unto the said George R. Brooks, Sr., and wife, Ethel B. Brooks, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being lot No. 131 on the Plan of Bellshire Estates, Section V, of record in Book 2133, page 114, Register's Office for Davidson County, Tennessee.

Said lot No. 131 fronts 89.7 feet on the northerly margin of Tuckahoe Drive and runs back 393.4 feet on the easterly line and 400.4 feet on the westerly line to a dead line, measuring 104.5 feet thereon.

Being part of the property conveyed to Alfred E. Sanders and James E. Gee, tenants in common, by deed from Bellshire Properties, Inc., of record in Book 2300, page 107, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2294, page 346, R. O. D. C. Tennessee, and the Plan of record in Book 2133, page 114, said Register's Office, shows an Owner's Certificate, a 60-foot setback line from Tuckahoe Drive, and a 10-foot easement for public utilities across the rear of said lot.

[redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George R. Brooks, Sr., and wife, Ethel B. Brooks, their heirs and assigns, forever.

And we do covenant with the said George R. Brooks, Sr. and wife, Ethel B. Brooks, 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, Alfred E. Sanders and James E. Gee, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George R. Brooks, Sr. and wife, Ethel B. Brooks, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 29th day of August, 1955.

Alfred E. Sanders

James E. Gee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named Alfred E. Sanders and James E. Gee 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 office, this 29th day of August, 1955.

My Commission expires April 21, 1959.

Hugh J. Bradley
Notary Public

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