WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

TEN AND NO/100 **DOLLARS**

Cash in hand paid by the grantee herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantee herein assumes and agrees to pay the remaining unpaid balances of two notes; the first being executed by Capitol Homes, Inc., dated October 1, 1947, payable to Central Mortgage Company, for the original amount of $5,900.00, with interest at 4% per annum, both principal and interest payable $31.15 monthly, beginning November 1, 1947, balance due October 1, 1972, and secured by a deed of trust of record in Book 1543, page 321, Register's Office for Davidson County, Tennessee; and the second being executed by Walter Ragan and wife, Edna K. Ragan, dated October 1, 1947, payable to Central Mortgage Company, for the original amount of $750.00, with interest at 4% per annum, both principal and interest payable $3.97 monthly, beginning November 1, 1947, balance due October 1, 1972, and secured by a deed of trust of record in Book 1544, page 91, said Register's Office,

we, J. L. Sanders, Jr. and wife, Paula L. Sanders

have bargained and sold, and by these presents do transfer and convey unto the said Gertie Jones, unmarried

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

Being Lot No. 134 on the Map of Victory Heights Subdivision, of record in Book 1130, page 97, Register's Office for said County.

Said lot fronts 60 feet on the South side of Oneida Avenue and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to J. L. Sanders, Jr. by deed from Jesse Lee Sanders, Sr., a widower, of record in Book 2283, page 217, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 1357, page 677, 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 Gertie Jones, unmarried

her **heirs and assigns, forever.**

And we **do covenant with the said** Gertie Jones, unmarried

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, 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** grantee herein

her **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 4th **day of** October **19** 57.

J. L. Sanders, Jr.

Paula L. Sanders

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ch. K. Ragan **, a Notary Public in and for said County and State, the within named** J. L. Sanders, Jr. and wife, Paula L. Sanders

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** 7 **day of** Oct **19** 57

Ch. K. Ragan
Notary Public

Commission expires 1-7-57