K 2453

**WARRANTY DEED**

**For and in consideration of the sum of** Eleven Thousand Six Hundred Fifty and No/100 ----------

----------11,650.00 ----------**DOLLARS**

Cash in hand paid by Stanley D. Downs, the receipt of which is hereby acknowledged, We,

W. F. RADER AND WIFE, GLADYS RADER

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Stanley D. Downs (Sandy)

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

[illegible] Davidson County, Tennessee, being Lots No. [illegible] as shown on the plan of [illegible], of record in Book [illegible], pages 111, 112 and 113, Register's Office of Davidson County, Tennessee.

[illegible] on the southern margin of David Drive, the [illegible] corner of Lots Nos. [illegible] and 10, 100 feet to a point in the [illegible] corner of Lots Nos. [illegible], the common corner of Lots Nos. [illegible] and 10, 100 feet to a point in the southerly margin of Mansell Drive; thence with the margin of said Mansell Drive, northwesterly 50 feet to a point, the [illegible] of a curve; thence [illegible] curve to the right 39.3 feet to a point in the southerly margin of said David Drive; thence with the margin of said David Drive, northeasterly 100 feet to the point of beginning.

Being a part of the property conveyed to W. F. Rader by deed of [illegible], Trustee, of record in Book [illegible], page 30, Register's Office.

[illegible] restrictions as to use [illegible] of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said _____ heirs and assigns, forever.

And We do covenant with the said [illegible] 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, W. F. Rader and wife, Gladys Rader

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Stanley D. Downs _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 15th day of December, 19 78

W F Rader

Gladys Rader

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named W. F. Rader and wife, Gladys Rader

the bargainor, 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 15th day of December, 19 78

Commission expires [illegible] Notary Public

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