K 2489

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, E. R. Sanders, Jr. and wife, Frances A. Sanders,

have bargained and sold, and by these presents do transfer and convey unto the said George Dolphus Gregory and wife, Lillene Gregory, 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 50 on the Plan of Bellshire Estates, Section 4, of record in Book 2133, pa e 113, Register's Office for said County.

Said Lot 50 fronts 99 feet on the easterly margin of Devonshire Drive and runs back between lines, 336.8 feet on the south line and 323.2 feet on the north line, to a dead line in the rear on which it measures 138 feet.

Being part of the same property conveyed to E. R. Sanders, Jr., by deed from Bellshire Properties, Inc., of record in Book 2390, page 390, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2294, page 346, Register's Office, Davidson County, Tennessee, and the Plan of record in Book 2133, page 113, said Register's Office, shows an Owner's Certificate, a 50-foot setback line from Devonshire Drive, and a 10-foot easement for public utilities across the rear of said lot.

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 Dolphus Gregory and wife, Lillene Gregory, their heirs and assigns, forever.

And we do covenant with the said George Dolphus Gregory and wife, Lillene Gregory 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, E. R. Sanders, Jr., and wife, Frances A. Sanders, 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 Dolphus Gregory and wife, Lillene Gregory, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 15th day of January, 19 59.

E. R. Sanders Jr.
Frances A. Sanders

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ruth W. Bradley, a Notary Public in and for said County and State, the within named E. R. Sanders, Jr. and Frances A. 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 office, this 15th day of January, 19 59.

Commission expires April 21, 1959. Ruth W. Bradley Notary Public

WARRANTY DEED
FROM E. R. Sanders, Jr. et ux
84854
TO George Dolphus Gregory et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record JAN 16 1959 at 1:43 P.M.
Noted in Book 2481 Page 260
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ D.C.

G 459