K 2497

WARRANTY DEED Form 1001 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 James B. Bowie and Mary Rose Bowie, and other good and valuable considerations, the receipt of all of which are hereby acknowledged

WE, Roger W. Sanford and wife, Alice Elizabeth Sanford

have bargained and sold, and by these presents do transfer and convey unto the said James B. Bowie and wife, Mary Rose Bowie

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. 31 on the Plan of Glencliff Estates, Section III, as of record in Book 1424, page 1, Register's Office for said County, as follows:

Beginning at a point in the southerly margin of Lawndale Drive, at the corner of Lots No. 30 and 31; thence with the line between said lots, southeasterly 241.5 feet to a corner of Lot No. 32; thence with the line between Lots 31 and 32 northeasterly 313.2 feet to the westerly margin of Woodmere Drive; thence with the margin of the same, northwesterly 170.2 feet to the beginning of a curve; thence around said curve, westerly 32.3 feet to the margin of Lawndale Drive; thence with the margin of the same, southwesterly 244.7 feet to the point of beginning.

Being the same property conveyed to Roger W. Sanford and wife, Alice Elizabeth Sanford by deed from Henry C. Grayson and wife, of record in Book 2099, page 239; said Register's Office.

This conveyance is made subject to Restrictions of record in Book 1300, page 290, Book 1760, page 101, easement and set back line of record in Book 1424, page 1, said Register's Office, and 1956 Taxes, which grantees will assume and pay.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James B. Bowie and wife, Mary Rose Bowie their heirs and assigns, forever.

And we do covenant with the said James B. Bowie and wife, Mary Rose Bowie 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, Roger W. Sanford and wife, Alice Elizabeth Sanford do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James B. Bowie and wife, Mary Rose Bowie, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10 day of March, 1956.

Witnesses: Mildred Freeman / Virginia C. Sanford

Roger W. Sanford

Alice Elizabeth Sanford

FLORIDA
STATE OF ~~TENNESSEE~~
~~DAVIDSON COUNTY~~
COUNTY OF DADE

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Roger W. Sanford and wife, Alice Elizabeth Sanford

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 Miami, ~~TENNESSEE~~ this 10 day of March, 19 56

Commission expires _____

Mildred Freeman
Notary Public

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