K 2498

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00)

DOLLARS

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, and the assumption by the grantees of that deed of trust of record in Book 2420, page 169, said Register's Office, we, William M. Foley and wife, Josephine W. Foley,

have bargained and sold, and by these presents do transfer and convey unto the said W. T. Sanders and wife, Nancy Hale Sanders, their

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

Being Lot No. 99 on the Map of Woodberry Park Subdivision, as of record in Book 2133, pages 117, 118 and 119, Register's Office for said County.
Said Lot No. 99 fronts 76 feet on the northwesterly side of Seneca Court and runs back 162.2 feet on the northeasterly line and 208.5 feet on the westerly line, which is a broken line, to a dead line in the rear on which it measures 28 feet.
Being the same property conveyed to William M. Foley and wife, Josephine W. Foley, by deed from York Construction Company, of record in Book 2437, page 583, Register's Office for Davidson County, Tennessee.

made

This conveyance is subject to restrictive covenants of record in Book 2297, page 194, said Register's Office and all matters shown of record on the Plan in Book 2133, pages 117, et seq., 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 W. T. Sanders and wife, Nancy Hale Sanders, their

heirs and assigns, forever.

And we do covenant with the said W.T. Sanders and wife, Nancy Hale Sanders,

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, except taxes for the current year which are assumed by the grantees.

And we, William M. Foley and wife, Josephine W. Foley,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W.T. Sanders and wife, Nancy Hale Sanders, their

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

Witness our hands this 29th day of February, 19 56.

William M. Foley
William M. Foley

Josephine W. Foley
Josephine W. Foley

STATE OF ~~TENNESSEE~~ Oklahoma
~~Davidson~~ County
Oklahoma

Personally appeared before me, Florence L. Sifert, a Notary Public in and for said County and State, the within named William M. Foley ~~and wife, Josephine W. Foley~~

the bargainor~~s~~, with whom I am personally acquainted, and who acknowledged that ~~they~~ he executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 2nd day of ~~February~~ March, 19 56.

Commission expires August 21, 1957

Florence L. Sifert
Notary Public

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