K 2638

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and NO/100

($10.00) DOLLARS

cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

we, Thomas K. Sanders and wife, Carol M. Sanders

have bargained and sold, and by these presents do transfer and convey unto the said H. Wade Sanders,

his 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. 51 on the Revised Subdivision of part of L.M. Ezell's 12.11 acre tract, as of record in Book 1130, page 5, Register's Office for said County.

Said Lot No. 51 fronts 50 feet on the south side of West Avenue and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Thomas K. Sanders by deed from Britton Lee Willis and wife, Lois Willis of record in Book 2637, page 379, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the restrictive covenants, which appear of record in Book 1628, page 291, Register's Office for Davidson County, Tennessee.

This conveyance is also subject to an easement for sewer and public utilities services, all of which appear of record in Book 1130, page 5, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. Wade Sanders,

his heirs and assigns, forever.

And we do covenant with the said H. Wade 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.

And we, Thomas K. Sanders and wife, Carol M. 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 H. Wade Sanders,

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

Witness our hands this 18th day of February, 1957

Thomas K. Sanders

Carol M. Sanders

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