K 2638

For and in consideration of the sum of TEN AND NO/100 **** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

BURTON HUFFMAN and wife, RUBY JULIAN HUFFMAN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GILBERT EDWARD SANDERS and wife, ELIZABETH HICKMAN SANDERS, ***

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 77 on the Plan of Abbay Hall, Section I, of record in Book 2331, page 18, Register's Office for said County.

Said Lot No. 77 is situated on the southwesterly corner of Elaine Drive and Abbay Drive, fronting 187.3 feet on the southerly margin of Elaine Drive and 81 feet on the westerly margin of Abbay Drive, said frontages being joined by a curve having a length of 38.6 feet and a radius of 25 feet; said lot extends back westwardly from Abbay Drive 214.6 feet on the southerly side and extends back southwardly from Elaine Drive 110 feet on the westerly side.

Being part of the property conveyed to Burton Huffman and wife, Ruby Julian Huffman, by deed from Clifford Love and Burton Huffman, partners, doing business as Love-Huffman Company, of record in Book 2590, page 65, said Register's Office.

This conveyance made subject to restrictions of record in Book 2345, page 514, as amended in Book 2393, page 627, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 21ST day of FEBRUARY, 195 7

Burton Huffman
BURTON HUFFMAN

Ruby Julian Huffman
RUBY JULIAN HUFFMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tom Glasscock, a Notary Public in and for the State and County aforesaid, personally appeared the within named Burton Huffman and wife, Ruby Julian Huffman, 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 Nashville, Tennessee, this the 21st day of FEBRUARY, 195 7

Tom Glasscock
Notary Public

My commission expires: JULY 24, 1957

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received 30 FEB 1957 at 21 min. past 2 P.M.
Recorded in Book 2638 page 446
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible]

KIMBROUGH-PHILLIPS COMPANY

WARRANTY DEED
MCB&F
From
BURTON HUFFMAN ET UX
To
GILBERT EDWARD SANDERS ET UX
31344

12 40

P G 446