K 2639

WARRANTY DEED REAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN and no/100 ---------- DOLLARS ($10.00),

Cash in hand and other good and valuable considerations paid to us by the purchasers the receipt of which is hereby acknowledged

Robert Duggans Sanders and wife Maggie Sanders

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ernest O. Mabry and wife Blanche B. Mabry

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 Davidson County, Tennessee, being Lot No. 142 on the Map of Airport Estates, of record in Plan Book 1130, page 83, Register's Office for said County.

Said Lot No. 142 fronts 90 feet on the south side of Cummins Drive, and runs back between lines, 125.5 feet on the westerly line, and 144.8 feet on the easterly line, to a dead line measuring 70 feet thereon.

Being the same property conveyed to Robert Duggan Sanders and wife, Maggie Sanders, by deed from R. L. Rainey Jr., and wife Irene J. Rainey of record in Book 2044 page 523, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 1394, page 83, 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 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. except for 1957 taxes.

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 26th day of Feb., 1957.

Robert Duggan Sanders

Maggie Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tom L. Simon, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert Duggans Sanders and wife Maggie 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 Nashville, Tennessee this, the 26th day of Feb., 1957.

Tom L. Simon, Jr.
Notary Public

My commission expires: Nov. 13, 1958

NOTARY PUBLIC

WARRANTY DEED

From Robert Duggans Sanders, et ux

31785

To Ernest O. Mabry, et ux

Home Federal Savings & Loan Ass'n

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 28th day of FEB A.D. 1957
at 3:18 o'clock P.M.
Noted in Book 1 Page 595
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Register