K 2645

WARRANTY DEED BEAU 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 recript of which is hereby acknowledged, and the purchasers herewith agree to assume and pay the balance of an indebtedness against the property, same being secured by a vendor's lien of record in Book 2301, page 594, Register's Office for Davidson County, Tennessee.

Sam B. Sanders, J. M. Foster and wife, Polly T. Foster

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

J. L. Holt and wife Lula R. Holt

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. 161 on the Plan of Pleasant Acres, Section One, of record in Book 2133, page 60, said Register's Office. Beginning at a point in the easterly margin of Graycroft Road, at the corner of Lots Nos. 161, and 162; thence with line between said lots, easterly 253.9 feet to a point; thence southerly 198.63 feet to the northerly margin of Due West Avenue; thence with the margin of same, westerly 234.91 feet to the beginning of a curve; thence around said curve, northwesterly 31.52 feet to the easterly margin of Graycroft Road, thence with the margin of the same, northerly 179.9 feet to the point of beginning.
Being the same property conveyed to Sam B. Sanders, as to an undivided ½ interest by deed from J. M. Foster and wife, Polly T. Foster, as of record in Book 2594, page 607, and J. M. Foster and Polly T. Foster, as to a ½ undivided interest by deed from Joseph B. Dunn and wife, Ruth F. Dunn, in Book 2540, page 61, 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. except as herein shown

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 Apr., 1957

Sam B. Sanders — J. M. Foster — Polly T. Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tom G. Coleman, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Sam B. Sanders, J. M. Foster et ux Polly T. Foster, 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 Apr., 1957

Tom G. Coleman, Jr.
Notary Public

My commission expires: NOV. 13, 1960

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day of APR A.D. 1957 at 3:10 o'clock P.M.
Noted in Book 2612 Page 2
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Dep. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

WARRANTY DEED
From Sam B. Sanders, et al
To J. L. Holt, et ux
1036 Graycroft Ave
Nashville
37436

DO NOT PUBLISH

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