BK 2689

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
- - - - - TEN AND NO/100 - DOLLARS

Cash in hand paid by Jack Bernard Sanders and wife, Dellie L. Sanders, and other good and valuable considerations, receipt of which are hereby acknowledged; We,

J. B. MARKS, III and wife, REBA MARKS

have bargained and sold, and by these presents do transfer and convey unto the said Jack Bernard Sanders and wife, Dellie L. 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. 279 on the Plan of Horton Heights, Section "G", of record in Book 2133, page 85, Register's Office for said County.

Said Lot No. 279 fronts 102 feet on the south side of Russleo Drive and runs back between lines, 336.6 feet on the east line and 291 feet on the west line to a dead line in the rear measuring 185 feet thereon.

Being the same property conveyed to J. B. Marks, III, by deed from Jack B. Sanders and wife, of record in Book 2600, page 509, said Register's Office.

This conveyance subject to plan and easements of record in Book 2133, page 85 and restrictive covenants of record in Book 2271, page 112, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jack Bernard Sanders and wife, Dellie L. Sanders their heirs and assigns, forever.

And we do covenant with the said Jack Bernard Sanders and wife, Dellie L. 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 1957 which are pro rated and assumed by the grantee herein.

And we, J. B. Marks, III and wife, Reba Marks do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jack Bernard Sanders and wife, Dellie L. Sanders, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of July 19 57

J. B. Marks III
Reba Marks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jessie B Overton, a Notary Public in and for said County and State, the within named J. B. Marks, III and wife, Reba Marks

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 9th day of July, 19 57

Commission expires October 29, 1958

Jessie B Overton
Notary Public

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