K 2704

WARRANTY DEED

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

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

we, Edward Sanders and wife, Lutie Sanders, have bargained and sold, and by these presents do transfer and convey unto the said A. H. Johnson and wife, Malvin Johnson, their 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. 281 on the Map of Cloverhill, Section VI, of record in Book 2133, page 89, Register's Office for said County.

Said Lot No. 281 fronts 70 feet on the northerly margin of Emery Drive and runs back 183.8 feet on the westerly line and 198.4 feet on the easterly line to a dead line in the rear and measures 75 feet thereon.

Being the same property conveyed to Edward Sanders and wife, Lutie Sanders, by deed from A. H. Johnson Construction Company, Inc., of record in Book 2337, page 109, 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 said A. H. Johnson and wife, Malvin Johnson, their heirs and assigns, forever.

And we do covenant with the said A. H. Johnson and wife, Malvin Johnson, 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, subject to deed of trust, of record in Book 2360, page 501, R.O.D.C., Tenn., securing Guaranty Mortgage Co. the original principal sum of $8,500.00.

And we, Edward Sanders and wife, Lutie 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 A. H. Johnson and wife, Malvin Johnson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of November, 1957

Edward Sanders

Lutie Sanders

STATE OF TENNESSEE
Davidson County

Personally appeared before me John W. Keathley, a Notary Public [illegible] for said County and State, the within named Edward Sanders and wife, Lutie Sanders, the bargainors, 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 office, this 16th day of November 1957

Commission expires April 28, 1959

John W. Keathley
Notary Public

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