K 2734

For and in consideration of the sum of $175.00, One Hundred Seventy-five and No/100 - DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged,

I, Frances Dawson Sanders,

have bargained and sold, and by these presents do transfer and convey unto ~~him~~ ~~sick~~ John G. Gardner and wife, Mary Elizabeth Gardner,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lots Nos. 11 to 22, inclusive, of Block "G" on the Plat of Edenwold City, as of record in Book 421, page 123, Register's Office for said County, described as follows:

Said lots Nos. 11 to 22, inclusive, front together 300 feet on the southerly side of Shakespeare Avenue, and run back 200 feet on the easterly line of Lot No. 22 and 218 feet on the westerly line of Lot No. 11 to a dead line, and show 303 feet, more or less, on said dead line. Being part of the property conveyed to Frances Dawson (now Frances Dawson Sanders) by deed from Eula Belle McChristian and husband, of record in Book 882, page 460, said Register's Office, and by deed from S. A. Baxter, of record in Book 882, page 461, said Register's Office.

Together with a right of way 12 feet wide through, over and across Lots Nos. 10 to 23, Block "G" from Shakespeare Avenue to Parmer Avenue.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John G. Gardner and wife, Mary Elizabeth Gardner, their heirs and assigns, forever.

And I do covenant with the said John G. Gardner and wife, Mary Elizabeth Gardner that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Frances Dawson Sanders, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said John G. Gardner and wife, Mary Elizabeth Gardner, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 15th day of January, 1958.

Frances Dawson Sanders

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Helen M Hutchison, a Notary Public in and for said County and State, the within named Frances Dawson Sanders, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of January 1958.

Commission expires Oct 19, 1960

Helen M Hutchison
Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed

FROM FRANCES DAWSON SANDERS

TO JOHN G. GARDNER, ET UX

1414 Shakespeare Ave Nashville 6 Tenn

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of JAN A.D. 1958 at 12:46 o'clock P.M.
Noted in Book 89 Page 428
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Dept. Reg.

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