K 2796

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten ($10.00)

DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the grantor, Katie Powell Sanders,

has
~~have~~ **bargained and sold, and by these presents do transfer and convey unto the said** James Clifford Sanders, his

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

A tract of land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, and being a part of Lots Nos. 1 and 4 of the Daniel Dunavant Lands, not of record, and also being known as Tract 4 on an unrecorded copy of a survey of the lands of Minnie Powell, deceased, as shown on a survey prepared by Brokaw, Dixon and McKee, Engineers, October 20, 1945, and described as follows:

Beginning at a point in the west margin of West Hamilton Road, at the most Southerly corner of the property belonging to Davidson County; thence with the line of said Davidson County property, North 30° West 339 feet to a point; thence North 88° 75' West 167 feet to the east line of the Curtis Land; thence with the line of same South 1° 15' West to the common corner of Tracts 3 and 4 of the Powell lands; thence with the line between said tracts easterly 167 feet to a point, and continuing with said line in a northeasterly direction 297.5 feet to the westerly margin of the right-of-way of West Hamilton Road; thence with the margin of the same, North 43° 45' East 100 feet to the point of beginning.

Being the same property conveyed to Katie Powell Sanders by Carrie Garrett of Record in Book 1349, Page 352 of the Register's Office for Davidson County, Tennessee.

The said grantor, Katie Powell Sanders, reserves unto herself a life estate in said above described property as long as she shall live, with the right to occupy and use said property as her own during her lifetime.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Clifford Sanders, his

heirs and assigns, forever.

except as to the reservation of the life estate as above set forth.

And I **do covenant with the said** James Clifford Sanders

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.** except as to the reservation of the life estate as above set forth.

And I, Katie Powell Sanders

do further covenant and bind my **heirs and representatives, to warrant and forever defend the title to the said land to the said** James Clifford Sanders, his

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my **hand this** 11th **day of** July, 19 58

x Katie Powell Sanders

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