K 2859

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 ($10.00) **DOLLARS**

cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, W. I. Hardin.

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Randell Grant Sands and wife, Sara E. Sands

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. 64 on the revised unrecorded plan of Tract 14 of the Anderson Estates, the said tract being a part of a recorded plan of record in Book 1130, page 37, Register's Office for said County and said lot being described according to a survey made by Norris E. Dickerson, Surveyor, dated October 8, 1953, as follows:
Beginning at an iron pin in the Easterly margin of May Drive, said point being the common corner of Lots Nos. 63 and 64 of said Subdivision, which point is located 161.1 feet Northerly from a concrete marker at the intersection of May Drive and Dupont Avenue, thence along May Drive north 4° east 90 feet to another iron pin and the Easterly margin of said drive, thence South 86° East 174 feet to an iron pin, thence south 4° west 90 feet to another iron pin, thence North 86° west 174 feet to the point of beginning.
Being part of the same property conveyed to W. I. Hardin, Sarah Aline Hardin, by deed from Ewing O. Harper, jr., and wife, Lillian G. Harper, of record in Book 2271, page 526, R.O.D.C., Tennessee.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Randell Grant Sands and wife, Sara E. Sands their _____ **heirs and assigns, forever.**

And I **do covenant with the said** Randell Grant Sands and wife, Sara E. Sands, **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 W. I. Hardin, **do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Randell Grant Sands and wife, Sara E. Sands, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 15th **day of** December, 1958

_____ x W. I. Hardin

_____ x Sarah Aline Hardin

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