K 2878

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

Ten and No/100 - DOLLARS

Cash in hand paid by Ames H. Postell and wife, Marian Louise Postell, and other good, valuable and sufficient considerations, the receipt of all of which is by us acknowledged;

We, Paul T. Sanders and wife, Louise Thompson Sanders, have bargained and sold, and by these presents do transfer and convey unto the said Ames H. Postell and wife, Marian Louise Postell, 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. 26 on the Plan of Chickering Valley, of record in Book 2331, pages 121, 122, and 123, Register's Office for said County.

Said Lot No. 26 fronts 140 feet on the southwesterly side of Chickering Lane and runs back between lines, 737.7 feet on the northwesterly line and 910 feet on the southeasterly line to a dead line in the rear which is a broken line, measuring 405.7 feet thereon.

Being the same property conveyed to Paul T. Sanders and wife, Louise Thompson Sanders, by deed from Andrew Ewing, Trustee, of record in Book 2745, page 217, said Register's Office.

This conveyance is subject to a 100-foot setback line from Chickering Lane, a 10-foot easement along the westerly rear line and the southwesterly line of the lot for public utilities, and an anchor easement 2½ x 30 feet on Chickering Lane at both front corners of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ames H. Postell and wife, Marian Louise Postell, their heirs and assigns, forever.

And we do covenant with the said Ames H. Postell and wife, Marian Louise Postell, 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 for current taxes, which are pro-rated this date and assumed by the grantees herein.

And we, Paul T. Sanders and wife, Louise Thompson 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 Ames H. Postell and wife, Marian Louise Postell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand a this 23rd day of February, 19 59.

Paul T. Sanders

Louise Thompson Sanders

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