K 2882

Book 3882 Page 481

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, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Walter M. Sadler, Jr. and wife Mary Belle W. Sadler

have bargained and sold, and by these presents do transfer and convey unto the said I. W. Anderson and wife, Allie Anderson, 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. 12 on the Map of Dugger Heights No. Two, as of record in book 1424, page 135, Register's Office for said County.

Said lot No. 12 fronts 70 feet on the east side of Wendell Avenue and runs back between lines, 247.9 feet on the north line and 247.7 feet on the south line to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Walter M. Sadler, Jr. and wife, Mary Belle W. Sadler by deed from Dalewood Homes, Inc. of record in book 1878, page 179, Register's Office for Davidson County, Tennessee.

Restrictions of record in book 975, page 263, in book 967, page 783, in Book 954, page 388, in book 975, page 214, and in book 975, page 204, and in book 1786, page 289, all of which were filed for record prior to February 15, 1950. Also an amendment to restrictions of record in book 1757, page 309.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said I. W. Anderson and wife, Allie Anderson their **heirs and assigns, forever.**

And we **do covenant with the said** I. W. Anderson and wife, Allie Anderson **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 1959 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Walter M. Sadler, Jr. and wife, Mary Belle W. Sadler **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** I. W. Anderson and wife, Allie Anderson their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 26th **day of** March, 19 59

Walter M. Sadler Jr.

Mary Belle W. Sadler

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