K 2904



# WARRANTY DEED

*For and in consideration of the sum of* Ten and no/100 ($10.00) *DOLLARS* cash in hand paid by Harry Sadler, and other good and valuable considerations receipt of all of which is hereby acknowled,

I, Mary L. Morton

*have bargained and sold, and by these presents do transfer and convey unto the said* Harry Sadler, his

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

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being Lot No. 2 on the unrecorded plan of H. T. Cotton's Re-subdivision of certain lots on the plan of North Edgefield Junction, of record in book 57, page 48, Register's Office for said County, described according to a survey of said Cotton's Subdivision made by Erle Drake, County Surveyor, November 10, 1914, as follows: Beginning at a point in the center of Gallatin Pike as shown on said survey at the northeast corner of lot No. 1 on said Cotton's Plan conveyed to E. L. Curtis and wife, by deed from S. H. Curtis and wife, of record in book 879, page 98, said Register's Office; thence with said Pike northerly 300 feet to the corner of lots Nos. 2 and 3 on said plan; thence with the line between said two lots, westerly 450 feet to the center of an unnamed street or Avenue; thence with same, southerly 257.3 feet to the northwest corner of said lot No. 1 owned by Curtis; thence with the northern boundary line of same, easterly 451 feet to the beginning, containing 2.88 acres, more or less.

Being the same real property conveyed to Mary L. Morton, by deed from D. D. Dunn and wife, dated February 13, 1951, filed February 20, 1951, and recorded in book 1941, page 467, said Register's Office.

*To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Harry Sadler, his *heirs and assigns, forever.*

*And* I *do covenant with the said* Harry Sadler *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 for taxes for the year 1959 which are prorated and assumed by grantee.

*And* I, Mary L. Morton *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Harry Sadler, his *heirs and assigns against the lawful claims of all persons, whomsoever.*

*Witness* my *hand this* 5th *day of* May, *1959, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary L. Morton

*STATE OF TENNESSEE }*
*COUNTY OF DAVIDSON }*

*Personally appeared before me,* WADE SAIN, *a Notary Public in and for said County and State,* Mary L. Morton

*the within named 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* 5th *day of* May, *1959*

Wade Sain *Notary Public*

*My Commission Expires* April 23, 1960.

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