BK 2908

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

TEN & NO/100- DOLLARS

CASH in hand paid by Robert Charles Sadler and wife, Hadie Rachel Sadler, receipt of which is hereby acknowledged, and other good and valuable consideration,

We, Joe Gaines and Lewis E. Gaines,

________ have bargained and sold, and by these presents do transfer and convey unto the said ROBERT CHARLES SADLER AND WIFE, HADIE RACHEL SADLER

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. 22 in Block "I" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 643, page 7, Register's Office for said County.

Said Lot No. 22 fronts 60 feet on the southerly side of Emmett Street and extends back 201 feet, more or less, on the easterly line and 204 feet, more or less, on the westerly line, to a dead line, and measures 70 feet thereon.

Being part of the property conveyed to Joe Gaines and Lewis E. Gaines, by deed from R. R. Mincy and wife, Mariam Mincy, of record in Book 2855, page 577, Register's Office for Davidson County, 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 Robert Charles Sadler and wife, Hadie Rachel Sadler, their heirs and assigns, forever.

And we do covenant with the said Robert Charles Sadler et ux, Hadie Rachel Sadler, 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.

And We, Joe Gaines and Lewis E. Gaines, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert Charles Sadler and wife, Hadie Rachel Sadler, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27 day of February, 1959

________________ [signature]

________________ [signature]

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