K 2927

WARRANTY DEED G-132122

For and in consideration of the sum of TEN AND NO/100 ***
DOLLARS ($10.00),
and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the Grantees herein to pay the principal balance now due, plus future interest, on a certain note, dated September 6, 1956, for the principal sum of $11,800.00, with interest at 4½% per annum, payable to the order of Murphree Mortgage Company, and secured by a deed of trust, executed by T. J. Neil and wife, Opal S. Neil, to Ferriss C. Bailey, Trustee, of record in Book 2565, page 125, Register's Office for Davidson County, Tennessee,

T. J. NEIL and wife, OPAL S. NEIL,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN H. SANDERS and wife, LILLIAN B. SANDERS, ***

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 161 on the Plan of Abbay Hall, Section II, as of record in Book 2331, page 38, Register's Office for said County.

Said Lot No. 161 fronts 84 feet on the north side of Coventry Drive and runs back between lines 303 feet on the west line and 327.4 feet on the east line to a dead line in the rear on which it measures 88 feet.

Being the same property conveyed to T. J. Neil and wife, Opal S. Neil by deed from Biltmore Homes, Inc., of record in Book 2593, page 327, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth above, and except for taxes for 1959 which have been assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 24th day of July, 1959.

T. J. Neil

Opal S. Neil

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named T. J. Neil and wife, Opal S. Neil, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 24th day of July, 1959.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1962

REAU E. FOLK, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED
MC&F
From
T. J. NEIL ET UX
To
JOHN H. SANDERS ET UX
43923

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day
of July A.D. 1959 at 3:25 P.M.
Noted in Book 4327 Page 257
Recorded in Book 4327 Page 257
Recording Fee $2.00
JAMES P. WILSON, Register
By

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

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