K 2956

Book 2956 Page 637

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of THIRTEEN THOUSAND TWO HUNDRED FIFTY AND NO/100 --- ---------- ($13,250.00) ---------- DOLLARS Cash in hand paid by Clayton Alfred Sanker and wife, Jessie P. Sanker, the receipt of which is hereby acknowledged,

WRIGHT & SADLER, INC., a Tennessee Corporation, with its principal office and place of business at Nashville, Tennessee,

has ~~have~~ es bargained and sold, and by these presents do/transfer and convey unto the said CLAYTON ALFRED SANKER AND WIFE, JESSIE P. SANKER

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. 76 on the Map of Primrose Acres Subdivision, as of record in Book 2663, page 106, Register's Office for said County.

Said Lot No. 76 fronts 95.0 feet on the northwesterly margin of Prim Drive and extends back 227.6 feet on the northeasterly line and 225.1 feet on the southwesterly line, to a dead line in the rear, measuring 95.0 feet thereon.

Being a part of the property conveyed to Wright & Sadler, Inc., by two deeds, one from Gaines & Gregory Construction Company, Inc., as of record in Book 2903, page 503, Register's Office for Davidson County, Tennessee, and the other from Floyd W. Primrose and wife, Betty Sue Primrose, as of record in Book 2856, page 599, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set-back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clayton Alfred Sanker and wife, Jessie P. Sanker their heirs and assigns, forever.

And it does ~~its~~ covenant with the said Clayton Alfred Sanker and wife, Jessie P. Sanker that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1959 taxes, which have been prorated, and are hereby assumed by the purchasers.

And Wright & Sadler, Inc.

es

do further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Clayton Alfred Sanker and wife, Jessie P. Sanker their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Wright & Sadler, Inc., a corporation aforesaid, has caused this ~~instrument to be executed by its duly authorized officers this~~ day of ~~19~~ instrument to be executed by its duly authorized officers this 25th day of August, 1959.

ATTEST:

Lewis H. Sadler
Lewis H. Sadler, Secretary-Treasurer

WRIGHT & SADLER, INC.

By John E. Wright
John E. Wright, President

PG 637