BK 3026

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

TEN AND NO/100 ---------- DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated December 24, 1957, executed by Virgil B. Sanders and wife, payable to Fidelity Federal Savings & Loan Association, for the original sum of $19,550.00, with interest at 4½% per annum, and 1% per annum, service fee; principal, interest and service fee all payable $134.50 monthly, and said debt secured by a deed of trust of record in Book 2683, page 125, Register's Office for said Davidson County, Tennessee,

WE, VIRGIL B. SANDERS AND WIFE, JOHNNIE JENKINS SANDERS,

have bargained and sold, and by these presents do transfer and convey unto the said LONZIE CULLOM CLAXTON AND WIFE, EVELYN ALLEN CLAXTON,

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

TRACT I:
Being Lot No. 45 on the Plan of Lakeland, as of record in Book 2133, page 15, Register's Office for said County.
Said Lot No. 45 is described as beginning at a point on the southerly margin of Lakeland Drive, at the common corner of said lot and of Parcel A, shown on said plan; thence with the line between Lot No. 45 and Parcel A, southwardly 331.6 feet to a point; thence eastwardly 84 feet to a concrete monument and continuing eastwardly 81.2 feet to the westerly margin of a 50-foot unnamed Street; thence with the margin of the same, northwardly 265 feet to the beginning of a curve; thence along said curve, northwestwardly 36.3 feet to the southerly margin of Lakeland Drive; thence with the margin of the same, westwardly 101.4 feet to the beginning.
Being the same property conveyed to Virgil B. Sanders and wife, Johnnie Jenkins Sanders, by deed from Tom F. Jones and wife, as of record in Book 2293, page 241, said Register's Office.

TRACT II:
Being a part of Parcel A shown on the Plan of Lakeland, as of record in Book 2133, page 15, Register's Office for said County, and described as follows:
BEGINNING at a point on the southerly margin of Lakeland Drive, at the corner of Lot No. 45 and Parcel A; thence with the line between said lot and parcel, southerly 331.6 feet to a point; thence north 82° 32' West 195.8 feet to the southeast corner of a strip of land conveyed to Roy Jordan, by deed of record in Book 2274, page 103, said Register's Office; thence with his line, north 10° East 10.5 feet to a point; thence North 82° 29' West 383.1 feet to a point, said Jordan's northwest corner; thence north 2° 12' East 51.8 feet to a point on the easterly margin of the old N. C. & St. L. Railroad right of way, now abandoned; thence with the margin of the same, as follows: North 53° 35' East 188 feet, north 49° 30' East 331.3 feet, north 52° 36' East 59.5 feet to the southerly margin of Lakeland Drive; thence with the margin of the same, as follows; southeasterly 52.1 feet, and southeasterly along a slight curve, 192.6 feet, and easterly 55 feet to the beginning.
Being the same property conveyed to Virgil B. Sanders and wife, Johnnie Jenkins Sanders, by deed from Tom F. Jones and wife, as of record in Book 2337, page 397, 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 LONZIE CULLOM CLAXTON AND WIFE, EVELYN ALLEN CLAXTON, their heirs and assigns, forever.

And we do covenant with the said LONZIE CULLOM CLAXTON AND WIFE, EVELYN ALLEN CLAXTON 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, the grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein.

PG 547