BK 3028

REAU E. FOLK JR. FORM

WARRANTY DEED G-135721

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,

MRS. BLANCHE E. ROSSELL,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
ROBERT SANDERS and wife, HATTIE 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 all of Lot No. 312 except 1½ feet of the southeast corner thereof and the northwest part of Lot No. 275 on the plan of J. M., T. J. and G. W. Harding's Addition to Nashville, as of record in Book 21, page 80, Register's Office for said County, described as follows:

Beginning on the southerly margin of Buchanan Street, formerly the Hydes Ferry Pike, at the corner of Lots Nos. 312 and 313; thence with the southerly margin of said street eastwardly 74 feet to the north end of a fence; thence southwardly with said fence 150 feet, more or less, to a point on the northerly margin of an alley 1½ feet westerly from the corner of said Lots Nos. 312 and 275; thence with the northerly margin of said alley westwardly 54½ feet to the corner of Lots Nos. 312 and 313; thence northwardly with the line between said two lots 150 feet to the beginning.

Being the same property conveyed to Mrs. Blanche E. Rossell, by deed from Nora E. Laws, of record in Book 1005, page 211, 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 for taxes for 1960, which have been prorated and 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 6th day of February, 1960

Mrs. Blanche E. Rossell

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 Mrs. Blanche E. Rossell

the bargainor(s) 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 the 6th day of February, 1960

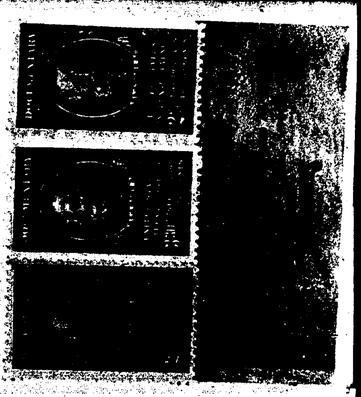
Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1962

NOTARY PUBLIC EXP. DAVIDSON COUNTY

WARRANTY DEED
MCB&F
From 71228
MRS. BLANCHE E. ROSSELL
To
ROBERT SANDERS ET UX.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day of FEB A.D. 1960 at 10:36 o'clock A.M.
Noted in Book 95 Page 133
Recorded in Book ____ Page ____
Recording Fee 2.00
JAMES P. WILSON, Register
By M. E. Lynch D.C.



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