For and in consideration of the sum of four thousand and no/100----------
----------($4,000.00)----------DOLLARS
cash in hand paid by Charles B. Sanders and wife, Beatrice H. Sanders, receipt of which is hereby acknowledged,

we, T. A. Powell and wife, Lillian Powell
have bargained and sold, and by these presents do transfer and convey unto the said Charles B. Sanders and wife, Beatrice H. Sanders, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A lot of land in the 3rd, formerly the 15th, Civil District of Davidson County Tennessee, described as follows:
Beginning in the center of the Lebanon Pike in the line of the toll gate lot; thence north 1-3/4° west 638 feet to a stake that stands 15 feet north of the northwest corner of said toll gate lot; thence west 12 feet to a stake; thence south 216 feet to an elm that stands 11 feet from the said toll gate lot on the south side of Spring Branch; thence south 164 feet 6 inches to a stake that stands 25 feet west of the said toll gate lot; thence west 65 feet to a stake; thence south 208 feet to the center of the Lebanon Pike; thence east with the center of said Pike 100 feet to the beginning.
Being the same real property conveyed to T. A. Powell and wife, Lillian Powell, by deed from Chas. A. Lane and wife, dated May 16, 1917, filed May 24, 1917, and recorded in book 496, page 355, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles B. Sanders and wife, Beatrice H. Sanders, their heirs and assigns, forever.

And we do covenant with the said Charles B. Sanders and wife, Beatrice H. Sanders 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, T. A. Powell and wife, Lillian Powell do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles B. Sanders and wife, Beatrice H. Sanders, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 21st day of April, 19 60 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

T. A. Powell
Lillian Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

L. R. Grimes, Jr, a Notary Public in and for said County and State, personally appeared before me, T. A. Powell and wife, Lillian Powell the within named 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 this 21st day of April 19 60

L. R. GRIMES JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

L. R. Grimes, Jr Notary Public

MY COMMISSION EXPIRES OCT. 24, 1961

Commission expires

WARRANTY DEED
FROM 81625
T. A. Powell, et ux
TO
Charles B. Sanders, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of APR A.D. 1960 at 9:02 o'clock A. M.
Noted in Book 45 Page 642
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Oct 14