K 3075

WARRANTY DEED

For and in consideration of the sum of ----------

TEN and no/100 ($10.00) ---------- *DOLLARS*

cash and other good and valuable considerations, the receipt of which are hereby acknowledged,

we, Ford L. Maddux and wife, Lena W. Maddux,

have bargained and sold, and by these presents do transfer and convey unto the said

Robert R. Sanford and wife, Betty D. Sanford,

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

Land in Davidson County, Tennessee, being Lot No. 21 of Block "E" on the plan of Jackson Park, Section No. 2, as of record in Book 843, page 21, Register's Office for said County.

Said Lot No. 21 fronts 100 feet on the northerly side of Kenwood Drive and runs back 228 feet 10 inches on the easterly line and 205 feet on the westerly line to a dead line, measuring 66 feet thereon.

Being the same real property conveyed to Ford L. Maddux and wife, Lena W. Maddux, by deed from Jackson Realty Company, Inc., dated February 12, 1946, filed March 6, 1946, and recorded in Book 1360, page 114, 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 Robert R. Sanford and wife, Betty D. Sanford, their *heirs and assigns, forever.*

And we *do covenant with the said* Robert R. Sanford and wife, Betty D. Sanford *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, Ford L. Maddux and wife, Lena W. Maddux, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert R. Sanford and wife, Betty D. Sanford, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hands this* 10th *day of* June, *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.*

Ford L. Maddux

Lena W. Maddux

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Drew R. Maddux, *a Notary Public in and for said County and State,* Ford L. Maddux and wife, Lena W. Maddux, *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* 10th *day of* June, *1960.*

Drew R. Maddux *Notary Public*

Commission expires Commission Expires Sept. 5, 1960

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