K 3102

WARRANTY DEED

For and in consideration of the sum of Five ($5.00) and no/100 - - - - - -
- - - - - *DOLLARS*

cash in hand paid by George L. McClendon and wife, Mary Frances McClendon, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

We, J. H. Sadler and wife, Maude Sadler,

have bargained and sold, and by these presents do transfer and convey unto the said George L. McClendon and wife, Mary Frances McClendon, their

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

A parcel of land in the 8th Civil District of said County on the southerly side of the old River Road, and being a portion of a 10 acre tract described by deed of record in Book 667, Page 12, Register's Office for said County and more particularly described according to a survey made by S. M. Hutchison dated July 16, 1960 as follows:

Beginning at a point in center of the old River Road, iron stake in line on south margin of said road, same being the north west corner of the W. T. Crouch one-acre tract; thence with the center of said road and S. P. Lovelace southerly line north 11° west 137.5 feet to a point in said road, same being the northeast corner of a tract owned by George Hobbs, stake in line on southerly margin of said road; thence with east line of George Hobbs' tract south 12° 30' west 590 feet to a stake in said line; thence leaving said line going south 78° east 115 feet, more or less, to an iron stake, the southwest corner of the W. T. Crouch one-acre tract; thence with west line of said tract north 12° east 410 feet to the point of beginning, containing 1.2 acre, more or less, and being a prt of the property conveyed to J. H. Sadler by deed of W. J. Addison and wife as of record in Book 667, Page 12, Register's Office for Davidson County, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George L. McClendon and wife, Mary Frances McClendon, their *heirs and assigns, forever.*

And we *do covenant with the said* George L. McClendon and wife, Mary Frances McClendon, *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,* except taxes for the year 1960 which are assumed by purchaser

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* George L. McClendon and wife, Mary Frances McClendon, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 29th *day of* July, 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.*

J. H. Sadler

Maude Sadler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. J. Stephens *a Notary Public in and for said County and State,* J. H. Sadler and wife, Maude Sadler,

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, *Tennessee,*
this the 29th *day of* July, 1960.

W. J. Stephens *Notary Public*

Commission expires Oct 28-1963

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