K 3218

WARRANTY DEED

For and in consideration of the sum of - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - *DOLLARS* - - - - - - - ($10.00) -
cash in hand paid by ERNEST L. SHERRILL AND WIFE, PEGGY S. SHERRILL and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, C. M. SUDEKUM AND WIFE, ELIZABETH TAYLOR SUDEKUM

have bargained and sold, and by these presents do transfer and convey unto the said ERNEST L. SHERRILL AND WIFE, PEGGY S. SHERRILL

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. 28, the east one-half of Lot No. 27 and the west one-half of Lot 29, of Block "I", on the Map of Broadmoor, Section 2, as of record in Book 547, page 174, Register's Office for said County.

Said lot No. 28 and said parts of said Lots Nos. 27 and 29 adjoin and front together 100 feet on the south side of Malquin Drive, and run back between parallel lines, 155 feet to a dead line.

Being the same property conveyed to C. M. Sudekum and wife, Elizabeth Taylor Sudekum, by deed from Paul G. Teasley and wife, as of record in Book 1539, page 167, and by deed from Willis W. Webster and wife, as of record in Book 1541, page 267, both in 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 ERNEST L. SHERRILL AND WIFE, PEGGY S. SHERRILL their *heirs and assigns, forever.*

And we *do covenant with the said* ERNEST L. SHERRILL AND WIFE, PEGGY S. SHERRILL *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 by taxes for the year 1961 which have been prorated and are hereby assumed by the grantee.

And we, C. M. SUDEKUM AND WIFE, ELIZABETH TAYLOR SUDEKUM *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* ERNEST L. SHERRILL AND WIFE, PEGGY S. SHERRILL their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our hand s *this* 6th *day of* April, 19 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C M Sudekum

Elizabeth Taylor Sudekum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne Abernathy, *a Notary Public in and for said County and State,* C. M. SUDEKUM AND WIFE, ELIZABETH TAYLOR SUDEKUM

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 6th *day of* April *, 19* 61

Anne Abernathy *Notary Public*

Commission expires 11-12-1961

PUBLIC DAVIDSON CO.

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