K 3220

WARRANTY DEED NASHVILLE TITLE COMPANY

For and in consideration of the sum of ---------- TEN & NO/100 ---------- DOLLARS ($10.00),

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a certain indebtedness, evidenced by one note dated October 27, 1947, in the principal amount of $10,200.00 with interest at 4% per annum, both principal and interest payable $53.86 monthly, secured by Deed of Trust executed by C & D, Inc., to Herschel Greer, Trustee, of record in Book 1547, page 219, Register's Office for Davidson County, Tennessee, said balance being $5,977.07, which said balance is hereby assumed by Sam B. Sanders,

I, James M. Foster

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Sam B. Sanders

hereinafter called the Grantee, his heirs, successors and assigns, [redacted]

all my rights, title and interest in and for the following described land in Davidson County, State of Tennessee:

Being Lot No. 5 of Block "B" on the revised Map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Blackstone Avenue, the common corner of Lots Nos. 4 and 5; thence with the line between said lots, northeasterly 150 feet to a point in the line of Lot No. 38; thence with the line between Lots Nos. 5 and 38; southeasterly 39.5 feet and continuing with the line between said lots, easterly 25.4 feet to the corner of Lot No. 6; thence with the line between Lots Nos. 5 and 6, southerly 150 feet to the northerly margin of Blackstone Avenue; thence with the margin of the same, westerly 62.7 feet to a concrete monument, and continuing with the margin of said Avenue, northwesterly 76.3 feet to the point of beginning.

Being the same property conveyed to Sam B. Sanders and James M. Foster by deed from Wallace C. Dodd, Jr,, and wife, Era Virginia Dodd, as of record in Book 3131, Page 599, R.O.D.C., Tennessee. This conveyance is made subject to the Restrictions of record in Book 1380, Page 88, and to the plan of record in Book 1130, Page 85, which shows a 30-foot building set-back line and a 10-foot easement along the rear of the lot for public utilities.

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.

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 14th day of April, 19 61

James M. Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Bonnie C. Claxton, a Notary Public in and for the State and County aforesaid, personally appeared the within named James M. Foster

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this the 14th day of April, 19 61

Bonnie C. Claxton
Notary Public

My commission expires: July 24, 1963.

File - Foster Realty Co.

WARRANTY DEED
From James M. Foster
To Sam B. Sanders
35973

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 25 day of APR A.D. 1961 at 12:42 o'clock P. M.
Noted in Book 2 Page 2
Recorded in Book
Recording Fee
JAMES P. WILSON, Register
By
Ind. Tax

DOCUMENTARY
NASHVILLE TITLE COMPANY
"Title"
TENNESSEE

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