BK 3224

WARRANTY DEED G-162803

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

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for the further consideration that Grantees herein, assume and agree to pay the remaining indebtedness of the original sum of $1[illegible],000. as shown of record in Book 2538, page 19, Register's Office for Davidson County, Tennessee.

J. Y. M. Corporation, a Tennessee corporation, created and existing under the laws of the State of Tennessee, with its principal office at Nashville, Tennessee.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES M. SANDERS and wife, DAVIS BLAINE SANDERS,

hereinafter called the Grantee, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 19 on the Plan of Patterson Gardens, of record in Book [illegible], page 11h, Register's Office for said County.

Said Lot No. 19 fronts 70 feet on the westerly side of Sabre Drive and runs back 168.21 feet on the northerly line and 146.[illegible] feet on the southerly line to a dead line, measuring 70 feet thereon.

Being the same property conveyed to J. Y. M. Corporation, a Tennessee corporation, by deed from Milton Lummis Palmer and wife, of record in Book 21[illegible], page 127, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2300, page [illegible], 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 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, except as hereinabove set forth and 1961 taxes which have been prorated and assumed by Grantee.

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 its hand on this, the 16th day of May, 19[illegible]

J. Y. M. CORPORATION

ATTEST: By: J. Campbell Dunbar
Secretary-Treas. President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ____

_____
Notary Public

My commission expires:

PG 261