K 3248

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00

TEN AND NO/100---------- DOLLARS

CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, WILLIAM SANDBORN AND WIFE, HELEN SANDBORN

have bargained and sold, and by these presents do transfer and convey unto the said GEORGE E. BANDY AND WIFE, MATTIE L. BANDY, THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 76 AND 77 ON THE PLAN OF SECTION 1, MADISON HEIGHTS, OF RECORD IN BOOK 1424, PAGE 6, REGISTER'S OFFICE FOR SAID COUNTY DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF TAHLENA AVENUE, AT THE COMMON CORNER OF LOTS 75 AND 76: THENCE WITH THE LINE BETWEEN SAID LOTS, WESTWARDLY 388.3 FEET TO A POINT IN THE EASTERLY LINE OF LOT 21; THENCE NORTHERLY WITH THE EASTERLY LINE OF LOTS 21, 22, 23 AND 24, 296 FEET TO THE SOUTHERLY MARGIN OF NEELY'S BEND ROAD; THENCE WITH THE MARGIN OF SAID ROAD, EASTWARDLY 448 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE, SOUTHEASTWARDLY 39.27 FEET TO A POINT IN THE WESTERLY MARGIN OF TAHLENA AVENUE; THENCE WITH THE MARGIN OF SAID AVENUE, SOUTHWARDLY 172.6 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM SANDBORN AND WIFE, HELEN SANDBORN, BY DEED FROM THE LAYMAN FOUNDATION, OF RECORD IN BOOK 2018, PAGE 400, 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 GEORGE E. BANDY AND WIFE, MATTIE L. BANDY THEIR heirs and assigns, forever.

And WE do covenant with the said GEORGE E. BANDY AND WIFE, MATTIE L. BANDY 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, WILLIAM SANDBORN AND WIFE, HELEN SANDBORN 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 E. BANDY AND WIFE, MATTIE L. BANDY, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hands this 14TH day of JUNE, 1961

William Sandborn

Helen Sandborn

PG 445