BK 3316

WARRANTY DEED

For and in consideration of the sum of ---TWELVE THOUSAND FIVE HUNDRED AND 00/100 ($12,500.00)---------- *DOLLARS*

paid by Clayton E. Sandlin and wife, Jessie Mai Sandlin, receipt of which is hereby acknowledged, we, Dee Pickens and wife, Clara Pickens, Cornelia Pickens, unmarried, Penina Blair and husband, Craig Blair, Claiborne McCord and wife, Odessa McCord, Donna Frederick and husband, Gary Frederick, and Eddie McCord and wife, Jean McCord,

have bargained and sold, and by these presents do transfer and convey unto the said Clayton E. Sandlin and wife, Jessie Sandlin,

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

Being the house and lot of Mrs. Mary Ann Yates, deceased, located at 1127 East Delmas Avenue, Nashville, Tennessee, and being more particularly described as follows: being Lot No. 7 in E. H. Kennedy Subdivision of Part of Lots Nos. 3 & 4 and all of Lot No. 5 in division of Mrs. Lucinda Litton's Land, as of record in Book 547, Pages 177-8, R. O. D. C., Tennessee.

Said Lot No. 7 fronts 60 feet on the Northerly side of East Delmas Avenue and runs back between parallel lines 247.7 feet on the west line and 263.7 feet on the east line to a deadline, and shows 62.5 feet on said line. This is the same property conveyed to Mary Anna Yates by deed from E. H. Kennedy, Tr., Et Al., dated September 18, 1929, and of record in Book 541, Page 23, R. O. D. C., Tennessee.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clayton E. Sandlin and wife, Jessie Mai Sandlin, their *heirs and assigns, forever.*

And we *do covenant with the said* Clayton E. Sandlin and wife, Jessie Mai Sandlin, *that* are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* The grantors herein are the only heirs at law of Mrs. Mary Anna Yates, deceased, who died intestate a resident of Davidson County, Tennessee, on September 23, 1951.

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* Clayton E. Sandlin and wife, Jessie Mai Sandlin, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 28th *day of* December, 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.*

Dee Pickens
Clara Pickens
Cornelia Pickens
Penina Blair
Craig Blair
Donna Frederick
Gary Frederick
Claiborne McCord
Odessa McCord
Eddie McCord

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kathryn Zaino, *a Notary Public in and for said County and State,* Penina Blair and Donna Frederick, unmarried women, and Cornelia Pickens, an unmarried woman,

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* 28th *day of* December, *19* 61.

Kathryn Zaino, *Notary Public*

Commission expires May 5, 1964.

STATE TAX $ 12.50
PROBATE
TOTAL $ 19.25

JAN 5 1962
R. E. WORRALL
COMPTROLLER
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, L. L. Smith, *a Notary Public in and for said County and State,* Eddie McCord and wife, Jean McCord,

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 Chattanooga, Tennessee, *this* 13th *day of* December, *19* 61.

L. L. Smith, *Notary Public*

Commission expires

BOOK 613