K 3377

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)

DOLLARS

and other good and valuable considerations, and the assumption by Alice J. Farler of the balance of a note for One hundred fifty eight Dollars and twenty three cents ($158.23), secured by a lien on the property hereinafter described, by deed of record in Book 2088, Page 222, Register's Office for Davidson County, Tennessee, I, Ruby L. Sawyers,

have bargained and sold, and by these presents do transfer and convey unto the said Alice J. Farler

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

Being tract or Lot No. 14on a preliminary plat of Nawakwa Hills Annex, Section No. 2, a subdivision of part of the L. J. Gee Estate in the Eleventh (11th) Civil District of said County, according to a survey and plat made by Harvey Gee, a surveyor of Nashville, Tennessee, April 3rd, 1948, and filed with the Davidson County Planning Commission January 15th, 1949, and designated by said Planning Commission as Subdivision No. 49-4, to which plat reference is here made.

Said tract or Lot No. 14 Beginning on the northerly margin of Tacoma Trail, at the southeast corner of the property conveyed to Chas. U. Coggin, Trustee, by deed from Homer B. Collins, et al, of record in Book 1677, Page 173, Register's Office for said County, being the corner of Lots Nos. 14 and 24; thence with the line between said two lots, northwardly 150 feet to the corner of Lots Nos. 14 and 23; thence with the line between said two lots, eastwardly 150 feet to the northwest corner of Lot No. 15; thence with the line between said Lots Nos. 14 and 15, southwardly 150 feet to the northerly margin of Tacoma Trail; thence with same, westwardly 150 feet to the beginning. Being the same property conveyed to Mrs Ruby L. Sawyers by deed from Chas. U. Coggin, Trustee, of record in Book 2088, Page 222, Register's Office for Davidson County, 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 Alice J. Farler

her *heirs and assigns, forever.*

And I *do covenant with the said* Alice J. Farler

that I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except as to any taxes that may be a lien on this property.

And I, Ruby L. Sawyers,

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Alice J. Farler

her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 24th *day of* April, *19* 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ruby L Sawyers

[redacted]

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