K 3377

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

Ten and no/100----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged, and in further consideration the grantees, James William Laney Sr., and wife, Jean Harris Laney, have assumed and agreed to pay the remaining unpaid balance of two notes, one of which is secured by a deed of trust executed by Edward P. Sanders and wife, Clara L. Sanders, to Louis R. Linx, Trustee, of record in Book 3168, page 520, and the other is secured by a deed of trust executed by Edward P. Sanders and wife, Clara L. Sanders, to David M. Dixon, Trustee, of record in Book 3168, page 520, Register's Office for Davidson County, Tennessee, reference to which said instruments is here made for a more particular description of said notes and the terms and conditions of said deeds of trust the obligations of which are assumed by the said grantees.

We, Edward P. Sanders and wife, Clara L. Sanders have bargained and sold, and by these presents do transfer and convey unto the said James William Laney Sr., and wife, Jean Harris Laney their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of Buena Vista Turnpike, Hyde's northwest corner of a tract of land purchased of W. T. and Priscilla Sadler, it being the same tract of land purchased by them of John Cato; running South 80 1/2 degrees west 37.75 poles to a stake; thence South 11 1/2 degrees east 12.65 poles to a stake; thence North 80 1/2 degrees East 37.95 poles to the center of said Pike; thence North 11 1/2 degrees west 12.65 poles to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Edward P. Sanders and wife, Clara L. Sanders, by deed from James Enos Shireman and wife, Edith C. Shireman, of record in Book 3158, page 543, 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 James William Laney Sr. and wife, Jean Harris Laney their heirs and assigns, forever.

And we do covenant with the said James William Laney Sr. and wife, Jean Harris Laney 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., except as here in above set out.

And we, Edward P. Sanders and wife, Clara L. Sanders do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James William Laney Sr. and wife, Jean Harris Laney, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 24 day of May, 1962

Edward P. Sanders

Clara L. Sanders

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