K 3404

For and in consideration of the sum of $ 10.00
---TEN AND NO/100 --- DOLLARS
Cash paid by Mavis M. Huggins, the receipt of which is hereby acknowledged and other good and valuable considerations including the assumption by the said Mavis M. Huggins of $12,718.21 , being the unpaid principal balance of a Note dated July 12, 1960, for $13,050.00, payable with interest, secured by Deed of Trust executed by James M. Sanders and Wife, Bonnie Faye Sanders, to Miller Kimbrough, Trustee, recorded in Book 3107, Page 611, Register's Office for Davidson County, Tennessee.

We, James M. Sanders and Wife, Bonnie Faye Sanders

have bargained and sold, and by these presents do transfer and convey unto the said
Mavis M. Huggins

her 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 Lot No. 67 on the Plan of Treppard Heights, Section 6, as of record in Book 2900, Page 11, Register's Office for said County.
SAID LOT NO. 67 fronts 90 feet on the southeasterly side of Dove Place and extends back 302.4 feet on the northeasterly line and 292.8 feet on the southwesterly line to a dead line, measuring 116 feet thereon.
BEING THE SAME REAL property conveyed to James M. Sanders and Wife, Bonnie Faye Sanders, by deed from Homes by Gaines, Inc., dated July 12, 1960, filed July 14, 1960 and recorded in Book 3099, Page 468, 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 Mavis M. Huggins
her heirs and assigns, forever.

And We do covenant with the said Mavis M. Huggins
that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, except as herein set out and 1962 taxes, which Purchaser will pay when due.

And We, James M. Sanders and Wife, Bonnie Faye 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 Mavis M. Huggins
her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 10th day of July , 1962

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Thelma Neal , a Notary Public in and for said County and State, the within named James M. Sanders and Wife, Bonnie Faye Sanders

the 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 10th, day of July, 1962.

Commission expires: Jan. 29, 1963

Thelma Neal
Notary Public

8.318.21 9553
1.69027

Warranty Deed

FROM
JAMES M. SANDERS AND WIFE,
BONNIE FAYE SANDERS
TO
MAVIS M. HUGGINS

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day of JUL AD 1962 at 8:02 o'clock A.M.
Noted in Book 1012 Page 472
Recorded in Book Page
Recording Fee 12.00
JAMES R. WILSON, Register
By Deputy Reg.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

DOCUMENTARY
LAMAR
DC & JOHNSON, INC.

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