K 3433

WARRANTY DEED NASHVILLE TITLE COMPANY

For and in consideration of the sum of
TEN AND NO/100---------- DOLLARS ($ 10.00),

Cash in hand paid by Sam B. Sanders and wife Jean S. Sanders and other good and valuable considerations, receipt of which is hereby acknowledged and further agrees to assume a mortgage held by First Federal Savings and Loan Association of Nashville, Tennessee. I

Sam B. Sanders, Jr.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
Sam B. Sanders and wife Jean S. Sanders

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 10th formerly 20th Civil District of Davidson County, Tennessee, described partly according to a survey made by Geo. W. Watkins, Surveyor, dated October 2, 1958, and partly according to a survey made by R. B. Omohundro, Surveyor, dated January 30, 1960, as follows:

BEGINNING at a point in the center line of Tinnin Road at a spike and Northwest corner of Geo. S. Koonce property; thence leaving said Road, North 40 degrees East 65 feet to a large elm on the west bank of Mansker's Creek; thence with the meanders of said creek as follows: North 14 degrees 30' West 145 feet; North 26 degrees 45' East 176 feet; North 17 degrees 45' West 126 feet, North 35 degrees 45' West 89 feet to a point; thence leaving said creek South 73 degrees West 272.5 feet to the center line of Tinnin Road; thence with the center line of Tinnin Road southeasterly areund a slight curve 190.09 feet to a spike, continuing with said road South 33 degrees 14' East 142.8 feet to a spike in said road, continuing with same around a slight curve 179.58 feet to a spike and point of beginning, containing 2.17 acres, more or less. 55370
BEING the same property conveyed to Sam B. Sanders, Jr., by deed from Sam B. Sanders and wife Jean Sanders, of record in Book , page , Register's Office for Davidson County, Tennessee.
THIS property is conveyed subject to easements for Electric power lines as of record in Book 699, page 117 and Book 1153, page 591, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 11 day of September, 19 62

X Sam B. Sanders Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James M. Foster, a Notary Public in and for the State and County aforesaid, personally appeared the within named Sam B. Sanders, Jr.

the bargainor(s) with whom I am personally acquainted, and who acknowledged that ____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 11th day of September, 19 62

My commission expires: November 17, 1963 James M. Foster Notary Public

G 59