K 3434

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100 ---------- DOLLARS

cash in hand paid by JAMES M. CHARLTON AND WIFE, GLADYS M. CHARLTON

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, JAMES LOYAL SANDERS AND WIFE, AUDREY CHARLTON SANDERS

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being in the 2nd Civil District of said County, and described according to a copy of a survey made November 27, 1961, by Geo. W. Watkins, Surveyor, as follows:
BEGINNING at a point in the east margin of Old Hickory Boulevard or Bells Lane, said point being an iron pin which is 230 feet south from the south line of the Luther property and likewise being the northwest corner of the tract that was conveyed to P. C. Wofford and wife, by deed of record in Book 3315, page 631, said Register's Office; thence with Wofford's north line, south 89° 07' east 501.3 feet to a point; thence northerly ___feet to a point; thence westerly parallel to Wofford's north line and 100 feet north of the same, 384.33 feet more or less to the east margin of Old Hickory Boulevard or Bells Lane; thence with the margin of the same, southerly 100 feet more or less to the point of beginning.
Being part of the property conveyed to James Loyal Sanders and wife, Audrey Charlton Sanders, by deed from J. S. Tatom and wife, as of record in Book 1759, page 224, and by deed from Arizona Maude Hale, a widow, as of record in Book 2454, page 605, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. 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 GRANTEES, their heirs 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.

Witness our hands this 21st day of September, 1962

James Loyal Sanders
James Loyal Sanders

Audrey Charlton Sanders
Audrey Charlton Sanders

STATE OF TENNESSEE
DAVIDSON COUNTY

S TAX 3.75
PROBATE .50
TOTAL $ 4.25

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named James Loyal Sanders and wife, Audrey Charlton Sanders

SEP 21 1962
P. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

the bargainors, 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 21st day of September, 1962

Commission expires May 1, 1966

L. D. Richards
L. D. Richards Notary Public

TENNESSEE TITLE COMPANY

21 22566

Warranty Deed

FROM
JAMES LOYAL SANDERS, ET UX
Rt. 2, Ashland City, Tenn.

TO
JAMES M. CHARLTON, ET UX
[illegible] OFFICE
[illegible] BOX

[illegible] PURPOSES ONLY IN TENN., SEE [illegible] CO. BOX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day of SEP A.D. 1962 at 3:24 o'clock P.M.
Noted in Book 62 Page 212
Recording Fee $1.00
W. G. Wilmot, Register
By L. Cox Deputy Reg.

Published by
TENNESSEE TITLE COMPANY
NASH[illegible]
LAWYE[illegible]
of [illegible]
[illegible] INSURANCE

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