K 3458

For and in consideration of the sum of TEN AND NO/100 ******* DOLLARS ($ 10.00), and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

BUFORD M. MORGAN and wife, DORA G. MORGAN, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT I. ANDERSON and wife, FRANCES ANDERSON, 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 8th, formerly 12th, Civil District of Davidson County, Tennessee, described according to a survey made by J. R. Wauford & Co., Engineers, April 12, 1958, as follows: Beginning on the westerly margin of Willanne Drive at an iron pin located 1062 feet north of the northerly line of the 0.79 acre tract conveyed to W. W. Glenn and wife, as Tract No. 2 in deed from Howard Griffiths and wife, as of record in Book 2441, page 355, Register's Office for said County; thence with the westerly margin of said Drive, northwardly 100 feet to an iron pin located 553 feet south of the center of bridge, as located along the westerly margin of said Drive; thence south 73° 30' west 200 feet to an iron pin; thence south 12° east 100 feet to an iron pin; thence north 73° 30' east 202.5 feet to the beginning, containing 0.464 acres more or less.

Being the same property conveyed to Buford M. Morgan and wife, Dora G. Morgan, by deed from Annie V. Knight, a widow, of record in Book 2748, page 285, 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.

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 16th day of October, 1962

Buford M. Morgan

Dora G. Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Alice Faye Sullivan, a Notary Public in and for the State and County aforesaid, personally appeared the within named Buford M. Morgan and wife, Dora G. Morgan, 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, the 16th day of October, 1962

Alice Faye Sullivan
Notary Public

My commission expires: July 22, 1966

fs

WARRANTY DEED
CRAF
From 2798
BUFFORD M. MORGAN AND WIFE,
To
ROBERT I. ANDERSON AND WIFE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 22 day of OCT 1962 at 2:32 o'clock P.M.
Noted in Book 1253 Page 455
Recording Fee $2.00 Page
Register

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

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