K 3461

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 Edward E. Brewer and wife, Lola M. Brewer and other good and valuable consideration the receipt of which is hereby acknowledged, and further agrees to assume a loan in the amount of $10,850.00 as recorded in Book 3445, page 251, Register's Office for Davidson County, Tennessee.

Sam B. Sanders and wife, Jean S. Sanders

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Edward E. Brewer and wife, Lola M. Brewer

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 Davidson County, Tennessee, being Lot No. 80 on the Plan of Stratton Heights, of record in Book 1835, page 13, Register's Office for said County.

Said Lot No. 80 fronts 85 feet on the easterly side of Gibson Drive and runs back 175.7 feet on the northerly line and 160.5 feet on the southerly line to the westerly margin of the L. & N. Railroad right of way, measuring 94.9 feet thereon.

Being the same property conveyed to Sam B. Sanders and wife, Jean S. Sanders by deed from Gerald L. Hemmer and wife, Ann B. Hemmer, of record in Book 3431 page 505 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 5 day of November, 1962

Sam B. Sanders

Jean S. Sanders

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 and wife, Jean S. Sanders

the [illegible] 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 5th day of November, 1962

My commission expires: November 17, 1963

James M. Foster
Notary Public

File "Foster Realty Co"

WARRANTY DEED
From
Sam B. Sanders and wife,
To
Edward E. Brewer and wife,
Lola M. Brewer

30730

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 7 day of NOV A.D. 1962 at 2:52 P.M.
Noted in Book 3713 Page 526
Recorded in Book [illegible] Page 2.25
Recording Fee [illegible]
Hill G. Wilson, Register
By [illegible] D.C.
Deputy Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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