K 3461

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 -($10.00)--*DOLLARS* cash in hand paid by GEORGE A. O'NEAL, JR. AND WIFE, JULIE F. O'NEAL, and other good and valuable consierations, the receipt of all of which is hereby acknowledged,

We, DOUGLAS L. SANDERS AND WIFE, LADYE FRANK SANDERS *have bargained and sold, and by these presents do transfer and convey unto the said* GEORGE A. O'NEAL, JR. AND WIFE, JULIE F. O'NEAL their *heirs 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. 170 and the south 1/2 of Lot No. 171 on the Plan of Stardust Acres, as of record in Book 1424, page 92, Register's Office for said County.

Said Lot and part of said Lot adjoin and front together 90 feet on the westerly side of Saturn Drive and runs back 180 feet more or less on the north line of part of Lot No. 171 and 192.5 feet on the south line of Lot No. 170, to a dead line in the rear on which it measures 119 feet more or less.

BEING the same property conveyed to DOUGLAS L. SANDERS AND WIFE, LADYE FRANK SANDERS, by deed from Houston T. Ezell and wife, as of record in Book 2746, page 289, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 1682, page 1; and subject to conditions set out in plan of record in Book 1424, page 92, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GEORGE A. O'NEAL, JR. AND WIFE, JULIE F. O'NEAL their *heirs and assigns, forever.*

And we *do covenant with the said* GEORGE A. O'NEAL, JR. AND WIFE, JULIE F. O'NEAL *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.*

And we, DOUGLAS L. SANDERS AND WIFE, LADYE FRANK 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* GEORGE A. O'NEAL, JR. AND WIFE, JULIE F. O'NEAL, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 8th *day of* November, 19 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Douglas L. Sanders
(Douglas L. Sanders)

Ladye Frank Sanders
(Ladye Frank Sanders)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne Abernathy, *a Notary Public in and for said County and State,* Douglas L. Sanders and wife, Ladye Frank Sanders, *the within named 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, Davidson County, *Tennessee, this* 8th *day of* November, *19* 62.

Anne Abernathy *Notary Public*

My Commission expires 10-25-1965

ANNE ABERNATHY NOTARY PUBLIC DAVIDSON COUNTY

PG 479