BK 3467

WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of Ten and No/100---------- DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, and for the further consideration, we the grantees herein agree to take and assume the balance of an indebtedness in the principal amount of Six Thousand, Three Hundred, Sixty-Four Dollars and Forty-Six Cents ($6,364.46) to First Federal Savings & Loan Association of Nashville, Tennessee, and the balance of an indebtedness in the principal amount of Four Thousand, Seven Hundred, Sixty-Four Dollars and Ninety-Four Cents ($4,764.94) payable at First American National Bank in Madison, Tennessee, which the grantees do assume and agree to pay the two indebtednesses, as a part of the purchase price for the premises hereinafter conveyed, therefore,

We, Sanford G. Eden, et ux, Dorthy Carter Eden,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John G. Thomas, et ux, Barbara Ann Thomas

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:

A small tract of land in the 11th, formerly 19th Civil District of Davidson County, Tennessee, being known as Tract No. 1 on the Map showing the division of the property conveyed by E. R. Seals and wife, to Lester L. Seals and wife, of record in Book 1759, page 403, Register's Office for said County, described as follows:

BEGINNING at a point in the center line of Hudson Lane at the corner of Tracts Nos. 1 and 2, being the southeast corner of the property conveyed to Billy J. Seals and wife, by deed of record in Book 1916, page 582, said Register's Office; thence with their south line, south 64° west 300 feet more or less to the line of Tract No. 3 of said division; thence with the line between Tract Nos. 1 and 3 of said division, south 30° 15' east 525 feet to a point; thence north 64° east 300 feet more or less to the center line of Hudson Lane; thence with the center line of the same, north 30° 15' west 525 feet more or less to the point of beginning, containing 3.3 acres, more or less.

Being the same property as conveyed to Sanford G. Eden, et ux, Dorthy Carter Eden, by Warranty Deed, from Cecil Earl Tuggle, et ux, Cola P. Tuggle, as of record in Book 3309, page 291, 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 18th day of Dec, 19 62

× Sanford G Eden

× Dorothy Carter Eden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named Sanford G. Eden, et ux, Dorthy Carter Eden

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 Madison, Tenn, Tennessee, this the 19th day of Dec, 1962

My commission expires: Apr 26, 1966

[illegible]
Notary Public

PG 157