K 3467

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------$10.00----------

Ten and no/100----------DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Sadler Construction and Realty Company have bargained and sold, and by these presents do transfer and convey unto the said Major Medford Keaton and wife, Sara D. Keaton their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the plan of Tiffany Terrace, as of record in Book 2854, page 59, Register's Office, said County.

Said Lot No. 16 fronts 60.0 feet on the southerly side of Tiffany Drive and extends back between lines, 256.7 feet on the westerly line and 306.0 feet on the easterly line, to a dead line in the rear, measuring 160.0 feet thereon.

Being part of the same property conveyed to Lewis H. Sadler, d/b/a Sadler Construction and Realty Company by deed from Tiffany, Inc., et al, of record in Book 3398, page 502, Register's Office, Davidson County, Tennessee.

Jewel T. Sadler, wife of Lewis H. Sadler, has joined in the execution of this instrument for the purpose of conveying any interest she may have in said land by reason of her marital rights.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Major Medford Keaton and wife, Sara D. Keaton their heirs and assigns, forever.

And we do covenant with the said Major Medford Keaton and wife, Sara D. Keaton 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Major Medford Keaton and wife, Sara D. Keaton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of December, 1962.

Sadler Construction & Realty Co.

Jewel T. Sadler — Jewel T. Sadler

Lewis H. Sadler — Lewis H. Sadler

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