K 3503

For and in consideration of the sum of TEN AND NO/100 - ($10.00) *DOLLARS* cash in hand paid by J. R. McANALLY AND WIFE, LULA B. McANALLY, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, HERMAN S. GARDNER AND WIFE, AUDREY FISHER GARDNER *have bargained and sold, and by these presents do transfer and convey unto the said* J. R. McANALLY AND WIFE, LULA B. McANALLY, 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. 18 of Block "A" on the Map of Woodbine Courts, Part 1, of record in Book 1130, page 39, Register's Office for said County.

Said Lot No. 18 fronts 75 feet on the westerly side of Dobbs Avenue and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to HERMAN S. GARDNER AND WIFE, AUDREY FISHER GARDNER, by deed from Joseph Martin, Trustee, of record in Book 1255, page 326, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 1163, page 441; and subject to conditions set out in plan of record in Book 1130, page 39, 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 J. R. McANALLY AND WIFE, LULA B. McANALLY, their *heirs and assigns, forever.*

And we *do covenant with the said* J. R. McANALLY AND WIFE, LULA B. McANALLY 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,* except by taxes for the year 1963, which have been prorated and adjusted and are hereby assumed by the grantee.

And we, HERMAN S. GARDNER AND WIFE, AUDREY FISHER GARDNER, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* J. R. McANALLY AND WIFE, LULA B. McANALLY, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 23rd *day of* January *19* 63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Herman S. Gardner
(Herman S. Gardner)
Audrey Fisher Gardner
(Audrey Fisher Gardner)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne Abernathy *, a Notary Public in and for said County and State,* HERMAN S. GARDNER AND WIFE, AUDREY FISHER GARDNER, *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* 23rd *day of* January *19* 63.

Anne Abernathy *Notary Public*

10-25-1965
Commission expires

15140

WARRANTY DEED

FROM
Herman S. Gardner and wife,
Audrey Fisher Gardner

TO
J. R. McAnally and wife,
Lula B. McAnally

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of JAN A.D. 1963
at 10:12 o'clock A.M.
Noted in Book 1141 Page 390
Recorded in Book Page
Recording Fee $2.00
Register
By Deputy Reg.

G 65