K 3535

WARRANTY DEED

For and in consideration of the sum of FOUR THOUSAND SEVEN HUNDRED FIFTY AND NO/100 ----------($4,750.00)---------- *DOLLARS*

Cash in hand paid, the receipt of which is hereby acknowledged, I, Alma Sager, unmarried

[redacted]

have bargained and sold, and by these presents do transfer and convey unto the said Robert S. Harris and wife, Howard T. Harris, 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. 211 on the Map of the Edgefield Land Company's First Subdivision, as of record in book 57, page 130, Register's Office for said County.

Said Lot No. 211 fronts 65 feet on the southerly side of Long Avenue and runs back between parallel lines, with the westerly margin of 16th Street, 150 feet to an alley.

This tract is improved and known as 1520 Long Avenue, Nashville 6, Tennessee. Said property was conveyed to Alma Sager by deed from Pauline Owen Wilson, dated June 11, 1945, filed June 16, 1945, and recorded in book 1324, page 93, said Register's Office, and vested in the said Alma Sager by decree of the Chancery Court, Rule No. 72456, in the cause of Alma Jordan Sager vs. Cecil Eugene Sager, of record in Minute Book 62, page 59, of said Court, a certified copy of which is of record in book 3166, page 209, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert S. Harris and wife, Howard T. Harris, their *heirs and assigns, forever.*

And I *do covenant with the said* Robert S. Harris and wife, Howard T. Harris *that* I am *lawfully seized and possessed of said land in fee simple: have a good right to convey it, and the same is unencumbered* except for 1963 City and State and County Taxes which have been prorated and assumed by the grantees herein.

And I, Alma Sager *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert S. Harris and wife, Howard T. Harris their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand* this 29th *day of* April, *19* 63, *the corporate party, if any, having caused its name to be signed her* ts *duly authorized officers on said day and date.*

[redacted]

Alma Sager
ALMA SAGER

[redacted]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary N. Hertenstein, *a Notary Public in and for said County and State,* Alma Sager

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 29th *day of* April, *19* 63.

Mary N. Hertenstein *Notary Public*

Commission expires Aug. 6, 1966

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