BK 3578

Book 3578 Page 362

WARRANTY DEED The DAVIDSON COUNTY TITLE CO. INC.

For and in consideration of the sum of ten and no/100 dollars DOLLARS ($ 10.00),
Cash in hand paid the receipt of which is hereby acknowledged, and other good and valuable considerations.

We, Ruby Agnes Phillips SanAnton and husband Lewis SanAnton

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
Caroline D. Henderson and Freda Henderson

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: Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for Davidson County, bounded as follows:

Beginning at a point on the westerly margin of Fairway Drive, at the common corner of lots 126 and 151; thence with the line between said lots, westwardly 125 feet to a corner of lot 127; thence with the line between lots 126 and 127, northwardly 127.9 feet to the southerly margin of Sweetwood Road; thence with the margin of said Road, eastwardly 94.6 feet to a point, and continuing with the same, eastwardly 29 feet to the beginning of a curve; thence along said curve, southeastwardly 40.4 feet to the westerly margin of Fairway Drive; thence with the margin of said Drive, southwardly 113.5 feet to the beginning.

Being the same property conveyed to Esther P. Agee, Ruby Agnes Phillips SanAnton and husband, Lewis SanAnton, by deed from Union Trust Company, a corporation, as shown of record in Book 2923, page 513, Register's Office for Davidson County, Tennessee, and being the same property conveyed by deed from Esther P. Agee to Ruby Agnes Phillips SanAnton and husband, Lewis SanAnton, of record in Book 2956, page 169, 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 22nd day of July, 19 63

Lewis SanAnton

Ruby Agnes Phillips SanAnton

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ruby Agnes Phillips SanAnton and husband, Lewis SanAnton

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 Nashville, Tennessee, this, the 22nd day of July, 19 63

Mrs Jae L Dawkins
Notary Public

My commission expires: May 25, 1966

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record
of JUL 23 A.D. 19 63
at 1:37 o'clock P M.
Noted in Book 1106 Page 362
Recorded in Book
Recording Fee $ 2.00

By Register
Deputy Reg.

WARRANTY DEED

From 75342
Ruby Agnes Phillips SanAnton, et vir

To
Caroline D. Henderson and Freda Henderson

(Illegible) 95336

PG 362