BK 3644

WARRANTY DEED

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,

Lewis H. Sadler d/b/a Sadler Construction Company have bargained and sold, and by these presents do transfer and convey unto the said Ann Woodard Simpson her 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. 1 on the Plan of Tiffany Terrace, as of record in Book 3654, page 59, Register's Office for said County.

SAID Lot No. 1 fronts 115.9 feet on the westerly side of Tiffany Drive and extends back between lines 227.5 feet on the northerly line and 231.0 feet on the southwesterly line to a dead line on the rear, measuring 24.3 feet thereon. This tract is improved and known as 115 Tiffany Drive, Nashville 6, Tennessee.

Being part of the same property conveyed to Lewis H. Sadler d/b/a Sadler Construction Company, by deed from T. J. Sterritt and others and Tiffany, Incorporated, of record in Book 3398, page 502, Register's Office for 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 Ann Woodard Simpson her heirs and assigns, forever.

And we do covenant with the said Ann Woodard Simpson 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 Ann Woodard Simpson her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25th day of October, 1963

Lewis H. Sadler
Lewis H. Sadler

Jewel T. Sadler
Jewel T. Sadler

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