BK 3648

WARRANTY DEED

For and in consideration of the sum of ($10.00) Ten and No/100 Dollars cash in hand paid by Leslie O. Black and wife, Mary Sue Black, hereinafter referred to as the Grantees, and other good and valuable considerations, receipt of which is hereby acknowledged, and in the further consideration of the assumption by the said Grantees of the balance owing First Federal Savings and Loan Association of Nashville, as evidenced by a deed of trust to Don M. Powell, Trustee, of record in Book 2831, page 451, Register's Office for Davidson County, Tennessee, payable according to the terms and conditions thereof.

We, Tony Sandlin, Jr., and wife, Dorothy R. Sandlin, hereinafter referred to as the Grantors have bargained and sold, and by these presents do transfer and convey unto the said Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the easterly 60 feet of the west 190 feet of Lots No. 1, 2 and 3 on the Map of T. I. Ward's Subdivision of certain lots in Williams and Hayes Company's Belleview Plan of record in Book 974, page 48, Register's Office for said County.

Said part of said lots fronts 60 feet on the north side of Ward Street and runs back between parallel lines, 161 feet to a dead line. This property is improved and known as 905 Ward Street, Nashville, Tennessee. Send tax statements to First Federal Savings & Loan Association of Nashville, Fourth and Union Streets, Nashville 3, Tennessee.

Being the same property conveyed to Tony Sandlin, Jr., and wife, Dorothy R. Sandlin by deed from James William Martin and wife, Helen G. Martin, dated September 30, 1958.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. And we do covenant with the said Grantees 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 unless otherwise herein set out. 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 Grantees, their heirs 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.

Witness our hands this 18 day of November, 1963.

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