K 3704

WARRANTY DEED

For and in consideration of the sum of Five and no/100 ---------- ($5.00) ---------- *DOLLARS*

cash in hand paid by Charles B. Sanders, Jr. and wife, Beatrice H. Sanders, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, John Willie McLaughline and wife, Ethel S. McLaughline,

have bargained and sold, and by these presents do transfer and convey unto the said Charles B. Sanders, Jr. and wife, Beatrice H. Sanders, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 29 on the Plan of H. N. Myers' Plan of Lots, as of record in Plan Book 21, page 48, Register's Office for said County.
Said lot No. 29 fronts 50 feet on the southerly margin of Kellow Street and extends back between parallel lines 150 feet to an alley.
Being the same real property conveyed to John Willie McLaughline and wife, Ethel S. McLaughline, by deed from Charles B. Sanders, Jr. and wife, of record in book 3338, page 10, 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 Charles B. Sanders, Jr. and wife, Beatrice H. Sanders, their *heirs and assigns, forever.*

And we *do covenant with the said* Charles B. Sanders, Jr. and wife, Beatrice H. Sanders *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* Charles B. Sanders, Jr. and wife, Beatrice H. Sanders, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 27th *day of* February 27 *, 19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Willie McLaughline

x Ethel S. McLaughline

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, a Notary Public in and *for said County and State,* John Willie McLaughline and wife, Ethel S. McLaughline,

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, Tennessee, *this* 28 *day of* February, *19* 64.

Albert D. Holloway, Notary Public

NOTARY PUBLIC

Commission expires Feb. 1, 1967

WARRANTY DEED
FROM
John Willie McLaughline et ux
TO
Charles B. Sanders, Jr. et ux

19755

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record ... day of ... A.D. 19 ... at ... M.
Noted in Book ... Page ...
Recorded in Book ... Page ...
Fee ...

Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

PG 183