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, Henry Dobbins, Jr. and wife, Annie Frierson Dobbins,

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. 27 on the Plan of H. N. Myers' Plan of Lots, as of record in book 21, page 48, Register's Office for said County.
Said lot No. 27 fronts 50 feet on the northerly side of Adams, formerly Walsh, Street and runs back between parallel lines 160 feet, more or less, to an alley.
Being the same real property conveyed to Henry Dobbins, Jr. and wife, Annie Frierson Dobbins by deed from Charles B. Sanders, Jr. and wife, of record in book 3314, page 412, 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.*

x Henry Dobbins, Jr.
Annie Frierson Dobbins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, a Notary Public in and *for said County and State,* Henry Dobbins, Jr. and wife, Annie Frierson Dobbins,

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 S. Halloway, Notary Public

Commission expires Feb. 1, 1967

2/27 119754

WARRANTY DEED
FROM
Henry Dobbins, Jr. et ux.
TO
Charles B. Sanders, Jr. et ux.

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

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

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