K 3705

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - -

TEN & NO/100- DOLLARS

Cash in hand paid by Elvin D. Sanford and wife, Louise C. Sanford, the receipt of which is hereby acknowledged, and other good and valuable consideration,

We, G. W. Kirkland and wife, Nancy Harville Kirkland, have bargained and sold, and by these presents do transfer and convey unto the said ELVIN D. SANFORD AND WIFE, LOUISE C. SANFORD,

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

Land in the 3rd Civil District of Davidson County, Tennessee, being the northerly part of the original G. W. Kirkland property, as of record in Book 1284, page 404, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Donelson Pike, corner to Bradley property; thence south 87° 45' west 180.0 feet to a fence; thence north 2° 30' west 65.0 feet to an iron pin in old fence line; thence north 87° 45' east 180 feet to a point in the westerly margin of Donelson Pike; thence with the margin of said Pike south 2° 30' east 65.0 feet to the point of beginning.

Being part of the property conveyed to G. W. Kirkland and wife, Nancy Harville Kirkland, by deed from Vera Fitzpatrick, a widow, of record in Book 1284, page 404, 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 ELVIN D. SANFORD AND WIFE, LOUISE C. SANFORD, their heirs and assigns, forever.

And We do covenant with the said Elvin D. Sanford and wife, Louise C. Sanford 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, G. W. Kirkland and wife, Nancy Harville Kirkland, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Elvin D. Sanford and wife, Louise C. Sanford, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 14th day of March, 19 64

G. W. Kirkland

Nancy Harville Kirkland.

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