3706

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 - ($10.00) - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid by Jesse C. Buchanan and wife, Marion M. Buchanan, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

we, James E. Rader and wife, Hazel S. Rader, *have bargained and sold, and by these presents do transfer and convey unto the said* Jesse C. Buchanan and wife, Marion M. Buchanan, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in the 6th Civil District of said County and State, being Lot No. 54 on the Plan of McMurray Woods, Section 2, as of record in book 3300, page 17, Register's Office for said County.

Said Lot No. 54 fronts 120 feet on the southerly side of Woodett Road and extends back between lines 351.8 feet on the westerly line and 417.4 feet on the easterly line, which is a broken line, to a deed line in the rear, measuring 129.7 feet thereon. Being the same real property conveyed to James E. Rader and wife, Hazel S. Rader, by deed from McDowell Real Estate Corp., of record in book 3284, page 363, Register's Office for said County.

This conveyance is made subject to ten-foot easement for public utilities along the easterly and southerly lines of premises, anchor easement at the northwest corner of premises, 150-foot building setback line from Woodett Road, and conditions of owners certificate, as shown on plan of record in book 3300, page 17, Register's Office for Davidson County, Tennessee; and to restrictive covenants contained in an instrument of record in book 3279, page 205, 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 Jesse C. Buchanan and wife, Marion M. Buchanan, their *heirs and assigns, forever.*

And we *do covenant with the said* Jesse C. Buchanan and wife, Marion M. Buchanan *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.*, except taxes for the year 1964.

And we, James E. Rader and wife, Hazel S. Rader, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jessee C. Buchanan and wife, Marion M. Buchanan, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 2nd *day of* March, 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.*

[redacted]

James E. Rader

Hazel S. Rader

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ____________, *a Notary Public in and for said County and State,* James E. Rader and wife, Hazel S. Rader,

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 2 *day of* March, 19 64.

[illegible] *Notary Public*

Commission expires 10-24-64

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