K 3708

TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Lloyd R. Armour et ux, Joan Link Armour (NAME)	Guaranty Mortgage Company of Nashville (NAME)	O.H. 10980
1105 Stonewall Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union St., (STREET ADDRESS)	
Nashville, (CITY) Tennessee (P. O. ZONE) (STATE)	Nashville (CITY) 3, (ZONE) Tennessee (STATE)	

For and in consideration of the sum of Ten and No/100 ($10.00) DOLLARS cash in hand paid by Lloyd R. Armour and wife, Joan Link Armour hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, I, Ann C. Sanders (Unmarried) 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:

Land in Davidson County, Tennessee, being Lot No. 8 of Block "A" on the Map of the First Addition to Gateway Acres, as of record in Book 1424, page 9, Register's Office for said County, and described as follows:

BEGINNING at a point in the southerly margin of Stonewall Drive, at the common corner of Lots 8 and 9; thence with the line between said lots, southerly 234.4 feet to the northerly line of Lot 7; thence with the line between Lots 7 and 8, easterly 229.8 feet to the westerly margin of Clendenin Road; thence with the margin of said Road, northerly 220.7 feet to the beginning of a curve; thence around said curve, northwesterly 37.1 feet to a point in the southerly margin of Stonewall Drive; thence with the margin of the same, westerly 170.4 feet to a point, and continuing with the margin of said Drive, westerly, along a slight curve, 35.1 feet to the beginning.

Being the same property conveyed to Ann C. Sanders, by deed from Eugene T. Johnson and wife, as of record in Book 1782, page 281, and by deed from Albert J. Sanders, as of record in Book 3343, page 426, both in said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1964 taxes have been prorated and are hereby assumed by the purchasers.

This is improved ( ) property, known as 1105 Stonewall Drive (House Number) (Street) Nashville, Tennessee (P. O. Address: (City or Town) (Postal Zone)

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 my hand this 14th day of April, 19 64 Ann C. Sanders

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE TAX $ 37.50
PROBATE .50
TOTAL $ 38.00

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named Ann C. Sanders APR 16 1964

the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of April, 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

Commission expires February 1, 1965 Notary Public A. M. Tenison

TENNESSEE TITLE COMPANY

Zone Office
LAWYERS TITLE INSUR. CORPORATION

DUE $ 2.00 MENTARY

Recording Fee $ 2.00

Register

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 16 day of APR A.D. 1964 at 1:41 o'clock P M. and recorded in Book 3708 Page 501

REGISTER STAMP BELOW

GUARANTY MORTGAGE CO. OF NASHVILLE

LLOYD R. ARMOUR ET UX
To
ANN C. SANDERS

14 Warranty Deed
From
25162

PG 517