BK 3709

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------*DOLLARS*

Cash paid by Val Sanford and wife, Betty Sanford, and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Margaret R. Hart
have bargained and sold, and by these presents do transfer and convey unto the said Val Sanford and wife, Betty Sanford
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 37 on the Map of Chickering Valley Subdivision as of record in Book 2331, pages 121-123, Register's Office of Davidson County, Tennessee.

Said lot No. 37 fronts 155 feet on the easterly side of Chickering Lane and runs back between lines 589.2 feet on the northerly line and 459 feet on the southerly line to a dead line in the rear which measures 309 feet.

Being the same property conveyed to Margaret R. Hart by deed from Charles M. Everhart and wife, Catherine B. Everhart, of record in Book 3186, page 605, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Val Sanford and wife, Betty Sanford
their *heirs and assigns, forever.*

And I *do covenant with the said* Val Sanford and wife, Betty Sanford
that I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Margaret R. Hart
do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Val Sanford and wife, Betty Sanford
their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness my *hand this* 15th *day of* April, *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 Margaret R. Hart
Margaret R. Hart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me,.....*a Notary Public in and for said County and State,*.....

the within named bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....*Tennessee, this*.....*day of*.....*, 19*.....

.....*Notary Public*

Commission expires.....

PG 225