WARRANTY DEED

BOOK 3854 PAGE 145

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Lewis Sands (NAME:)	James Lewis Sands (NAME:)	2D-25070
Route #2 (STREET ADDRESS OR ROUTE NUMBER)	Route #2 (STREET ADDRESS)	
Antioch, Tennessee (CITY) (P. O. ZONE) (STATE)	Antioch, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Eight Hundred and No/100 ($800.00) *DOLLARS*

cash in hand paid by James Lewis Sands and wife, Elizabeth Bess Sands, the receipt of which is hereby acknowledged,

I, Hattie Mai Fergus

have bargained and sold, and by these presents do transfer and convey unto the said James Lewis Sands and wife, Elizabeth Bess Sands, 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 2nd, formerly the 3rd, Civil District of said County and State, described according to a survey made by C.Jackson, G. W. Peay and J. L. Sands, January 1, 1965, as follows:
Beginning at a point on the southerly margin of Anderson Road 127.12 feet east of the northeast corner of the Ida Lewis, et al, tract of land, being the northwest corner of the property conveyed to Hattie Mai Fergus by deed from Thomas Alton Moore and wife, of record in book 1284, page 608, Register's Office for said County, and by quitclaim deed from Will Buchanan, of record in book 2965, page 287, said Register's Office; thence with the southerly margin of said Road, south 85° 30' east 183.48 feet and south 85° 10' east 16.52 feet; thence south 2° 29' west 440 feet to an iron pin; thence north 85° 13' west 200 feet to an iron pin; thence north 2° 29' east 440 feet to the beginning, containing 2.02 acres, more or less.
Being part of the real property conveyed to Hattie Mai Fergus by deed from Thomas Alton Moore and wife, of record in book 1284, page 608, said Register's Office, and by quitclaim deed from Will Buchanan, of record in book 2965, page 287, said Register's Office.

This is unimproved (X) improved ( ) property, known as Anderson Road (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Lewis Sands and wife, Elizabeth Bess Sands, their *heirs and assigns, forever.*

And I *do covenant with the said* James Lewis Sands and wife, Elizabeth Bess Sands *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,* except for taxes for the year 1965 which are prorated and assumed by grantees.

And I, Hattie Mai Fergus *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James Lewis Sands and wife, Elizabeth Bess Sands, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 25th *day of* January, 1965, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Hattie Mai Fergus

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, L. R. Grimes Jr, a Notary Public in and for said County and State, Hattie Mai Fergus

the within named 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 26th day of January, 1965

L. R. Grimes Jr Notary Public

Commission expires 10-23-65

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

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

JAN 26 1965

STATE TAX $ 1.20
PROBATE $ .50
TOTAL $ 1.70

WARRANTY DEED

FROM Hattie Mai Fergus

TO James Lewis Sands, et ux

66474

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 26 11 37 AM '65

NOTED 110 PAGE 779

RECORDING FEE $ 2.00

DEP. REG. .....

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