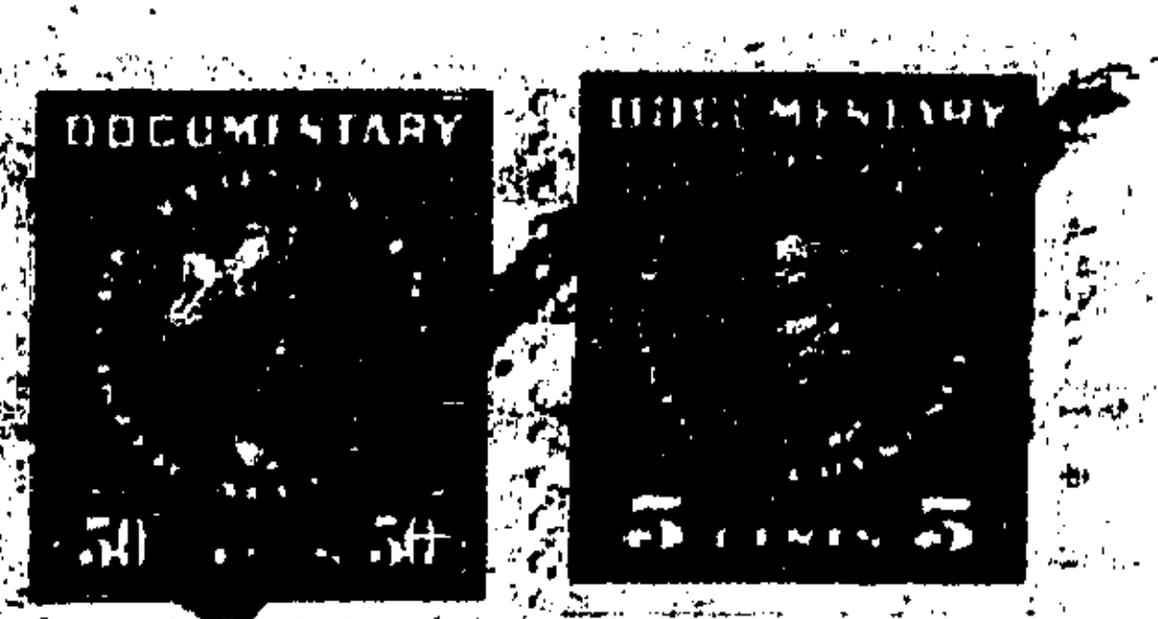
K 1579

WARRANTY DEED | Form 1002 | Published by Tennessee Title Company

For and in consideration of the sum of $ Five ($5.00) - DOLLARS cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, of which $375.00 has been paid in cash and the assumption of a loan secured by a deed of Trust executed by Vernon H. Martin, Jr. and wife, Grace Dotson Martin to Albert H. Thomas, Trustee, of record in book 1476, page 605, R.O.D.C. Tennessee. The balance of said mortgage in the amount of $4,690.65.



We, Vernon H. Martin, Jr. and wife, Grace Dotson Martin - - - - - - - have bargained and sold, and by these presents do transfer and convey unto the said Horace B. Adams and wife, Martha E. Adams 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 lots Nos. 1201 and 1203 of Block No. 178 Plan No. 1, West Nashville, as of record in book 57, pages 74 and 75, Register's Office for said County.
Said lots Nos. 1201 and 1203 front together 60 feet on the northerly side of Illinois Avenue and run back between parallel lines, with the westerly margin of 53rd Avenue North, formerly 12th Street, 150 feet to an alley.
Being the same property conveyed to Vernon H. Martin, Jr. and wife, Grace Dotson Martin, by deed from L. W. Vaden and wife, of record in book 1470, page 296, 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 Horace B. Adams and wife, Martha E. Adams their heirs and assigns, forever.

And we do covenant with the said Horace B. Adams and wife, Martha E. Adams 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 by taxes for the year 1948, which have been pro-rated and assumed by the grantee.
And Vernon H. Martin, Jr. and wife, Grace Dotson Martin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Horace B. Adams and wife, Martha E. Adams their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5 day of April, 1948

Vernon H. Martin Jr.
Grace Dotson Martin

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Homer McEwen, a Notary Public in and for said County and State, the within named Vernon H. Martin, Jr. and wife, Grace Dotson Martin the bargainors, 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 5 day of April, 1948

Commission expires Oct 8 1950

Homer McEwen
Notary Public

G 193