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WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

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cash in hand paid by James H. Grisard and wife, Willie C. Grisard, receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption and agreement to pay by the grantees herein of the remaining unpaid balance of a note in the original amount of $7850.00, executed by the grantors herein, payable to Investors Syndicate, dated October 17, 1947, with interest at 4% per annum, payable as set out therein, and secured by deed of trust of record in Book 1545, page 577, Register's Office for Davidson County, Tennessee, we, William L. Martin, Jr. and wife, Thelma Johnson Martin,

have bargained and sold, and by these presents do transfer and convey unto the said James H. Grisard and wife, Willie C. Grisard, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lots Nos. 17, 18, 19, 20, 21, 22, 23 and 24, of Block "A", on the Map of Marthonna Subdivision, not of record, and described according to a copy of a survey by J. A. Mefford, Surveyor, in December 1937, as follows:

Beginning at a point in the easterly margin of Ezell Road East, 340.6 feet south of the southerly margin of Old Hickory Boulevard; thence easterly 401.1 feet to a point which is 351.2 feet south of the south margin of Old Hickory Boulevard; thence south 1° 52' west 189.3 feet to the corner of Lots Nos. 24 and 25; thence with the line between said lots westerly 408.8 feet to the easterly margin of Ezell Road East; thence with the margin of the same, northerly 2° 58' east 189.3 feet to the point of beginning.

Being the same property conveyed to William L. Martin, Jr. and wife, Thelma Johnson Martin, by deed from Mary Hilton Payne, a widow, et al, of record in Book 1537, page 96, Register's Office for said County.

The above described property is conveyed subject to restrictive covenants of record in Book 1133, page 313, affecting all the lots, in Book 1115, page 478, affecting Lots 21 to 24 inclusive, and in Book 1151, page 253, affecting Lots 17 to 20 inclusive, Register's Office for said County.

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 H. Grisard and wife, Willie C. Grisard, their heirs and assigns, forever.

And we do covenant with the said James H. Grisard and wife, Willie C. Grisard 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 as hereinabove set out, and 1948 taxes which are pro-rated and assumed by the purchasers.

And we, William L. Martin, Jr. and wife, Thelma Johnson 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 James H. Grisard and wife, Willie C. Grisard, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 28st day of September, 1948

William L Martin Jr

Thelma Johnson Martin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Steven A. Morton, a Notary Public in and for said County and State, the within named William L. Martin, Jr. and wife, Thelma Johnson Martin

the 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 28 day of Sept 1948

Commission expires 7-16-52

Steven A. Morton
Notary Public

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