K 1727

# WARRANTY DEED

For and in consideration of the sum of Three Thousand Two Hundred Fifty and no/100ths ($3,250.00) Dollars, cash in hand paid to us by Arthur Lester Simmons and wife, Mary Beatrice Simmons, receipt of which is hereby acknowledged, we, Hugh Edward Martin, and wife, Emmette Rucker Martin, have bargained and sold and by these presents do transfer and convey unto the said Arthur Lester Simmons and wife, Mary Beatrice Simmons, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

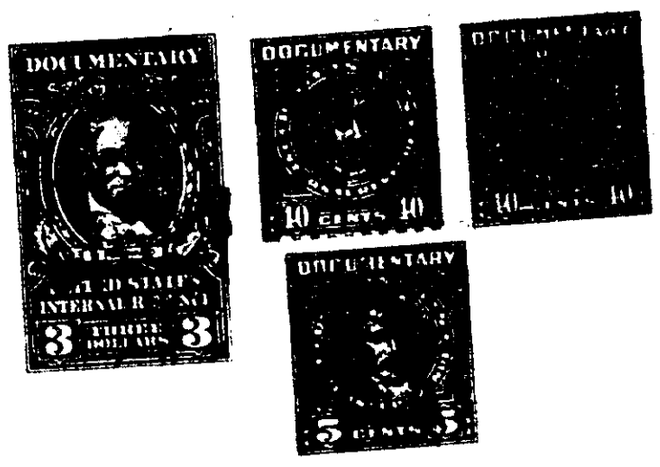
> A tract of land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, being parts of lots Nos. 1 and 9 on the plan of W. R. Cornelius Jr.'s Subdivision, not of record, described according to a survey made by James A. Hamilton, Jr., Surveyor, June 9, 1949, as follows:
> Beginning at a point in the center of Rosebank Avenue at the southeast corner of a tract of land owned by Maxedon, formerly Hiram Vaughan; thence with the center of said Rosebank Avenue, south 86 degrees 15' east 180 feet to a point; thence north 2 degrees 30' east 865.05 feet to a point in the southern boundary line of a part of lot No. 10 conveyed to Ada L. Estes by deed from E. L. Galloway and wife, of record in book 1142, page 290, Register's Office for said County; thence with the southern boundary line of said Estes property, north 86 degrees 15' west 180 feet to a point in the eastern boundary line of a tract of land owned by L. A. Newman, formerly Hiram Vaughan; thence with the eastern boundary line of said L. A. Newman and Maxedon, formerly Hiram Vaughan's property and a fence row, south 2 degrees 30' west 865.05 feet to the beginning.
> Being part of the property conveyed to Hugh Edward Martin and wife, Emmette Rucker Martin, by deed from E. L. Galloway and wife, of record in Book 909, page 786, 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 Arthur Lester Simmons and wife, Mary Beatrice Simmons, their heirs and assigns forever.

And we do covenant with the said Arthur Lester Simmons and wife, Mary Beatrice Simmons, 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 for State and County taxes for the year 1949, which taxes by agreement between the parties have been pro-rated but will be paid by the grantors when the tax books are ready.

And we, Hugh Edward Martin and wife, Emmette Rucker Martin, do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Arthur Lester Simmons and wife, Mary Beatrice Simmons, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this the 21 day of June, 1949.




Hugh Edward Martin

Emmette Rucker Martin

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