K 1764

WARRANTY DEED Form 1601 Published by Tennessee Title Company

For and in consideration of the sum of $1,100.00- - - - - - - - - - - - - - -

ELEVEN HUNDRED & NO ONE-HUNDREDTHS- - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Seldon T. Martin and wife, Freddie Frazier Martin, the receipt of which is hereby acknowledged, we, J. T. Merryman and wife, Virginia Eloise Merryman, - - - - - -

have bargained and sold, and by these presents do transfer and convey unto the said Seldon T. Martin and wife, Freddie Frazier Martin, 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. 3 and 4 on the Plan of Joywood Heights, Section No. 3, not of record, described according to a survey made by W. W. Turner Co., Engineers, March 14, 1947, as follows:

BEGINNING on the westerly line of the Frank Alley property at a point 401.5 feet north of the northeast corner of the plan of Joywood Heights, Section 2-A, as of record in Book 1424, page 20, Register's Office for said County, being the northeast corner of an unnamed street; thence with said Alley's westerly line, north 2° 15' east 303 feet to the corner of Lots Nos. 4 and 5; thence with the line between said two lots, north 81° 30' west 606.2 feet to the easterly margin of Jones Avenue; thence with said Avenue, southwardly 277 feet to the beginning of a curve; thence around said curve, with a radius of 25 feet, southeastwardly 39.3 feet to the northerly margin of said unnamed street; thence with said street eastwardly 613.6 feet to the beginning, containing 4.33 acres, more or less.

Being the same property conveyed to J. T. Merryman and wife, Virginia Eloise Merryman, by deed from Allen Dobson and wife, as of record in Book 1514, page 440, said Register's Office.

The property is sold and hereby conveyed subject to restrictive covenants contained in deed executed by Allen Dobson, of record in Book 1373, page 98, 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 Seldon T. Martin and wife, Freddie Frazier Martin, their heirs and assigns, forever.

And we do covenant with the said Seldon T. Martin and wife, Freddie Frazier Martin, 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.

And we, J. T. Merryman and wife, Virginia Eloise Merryman, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Seldon T. Martin and wife, Freddie Frazier Martin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of November, 1949.

J. T. Merryman

Virginia Eloise Merryman.

STATE OF TENNESSEE
Davidson County

W. H. LANDIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named J. T. Merryman and wife, Virginia Eloise Merryman, 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 Madison, Tennessee, this 10th day of November, 1949.

Commission expires July 11, 1950

W. H. Landis
Notary Public

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