1809

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 1,000.00

ONE THOUSAND AND NO/100 DOLLARS

Cahs in hand paid by Jesse T. Martin and wife, Mary W. Martin, receipt of which is hereby acknowledged,

I, F. A. Dickerson

have bargained and sold, and by these presents do transfer and convey unto the said Jesse T. Martin and wife, Mary W. Martin their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being in the 13th, formerly 25th Civil District of said County, on the headwaters of Sulphur and Bull Run Creeks, an original plan, of which is of record in Book 161, page 177, Register's Office for said County, and being known as Tracts Nos. 1 and 2 of the Dr. E. E. Brown Farm, formerly the Governer Roberts Property, and shown on a copy of a survey made May 16, and 24, 1949, by Jno. D. Kerr, County Surveyor, for Rutherford County, Tennessee, and described as follows:
Beginning at a concrete marker set on the west margin of Old Hickory Boulevard, about 1.5 miles north of the intersection of said Boulevard and Ashland City Highway, said marker being in the south boundary line of the E. E. Brown Farm, and being the southeast corner of Tract 1 Herein described; thence south 88½° west 44.7 poles to a concrete monument with "R" on top, the southwest corner of Tract 1; thence with a fence north 1° west, passing the common corner of Tracts 1 and 2, at 21.4 poles, in all 34.4 poles to a stake and pile of stone in the fence line, pointers marked /// (3 cuts), the southwest corner of Tract 3; thence South 74½° east, with the line between Tracts 2 and 3, 51.64 poles to a stake in the west margin of Old Hickory Boulevard; thence with the margin of said boulevard and a fence line, south 16° west 24.2 poles to the point of beginning, containing together 8.8 acres, more or less.
Being the same property conveyed to F. A. Dickerson, by deed from E. E. Brown and wife, Lois S. Brown, of record in Book 1734, page 94, 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 Jesse T. Martin and wife, Mary W. Martin their heirs and assigns, forever.

And I do covenant with the said Jesse T. Martin and wife, Mary W. Martin 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.

And I, F. A. Dickerson do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Jesse T. Martin and wife, Mary W. Martin their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8 day of March, 19 50

F. A. Dickerson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lawrence D. Richards, a Notary Public in and for said County and State, the within named F. A. Dickerson 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 13th day of March, 1950

Lawrence D. Richards
Notary Public

Commission expires July 11, 1950

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