For and in consideration of the sum of $ - - - Ten and No/100 -

- - -($10.00) - **DOLLARS**
cash in hand paid by James B. Wilson and Wife, Evelyn A. Wilson, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, Steven O. Martin and Wife, Frieda Pate Martin,

have bargained and sold, and by these presents do transfer and convey unto the said James B. Wilson and Wife, Evelyn A. Wilson,

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

Being Lot No. 273 on the Map of Dalewood, Section IV, as of record in Book 1835, page 21, Register's Office for said County.

Said Lot No. 273 fronts 77 feet on the southwesterly side of Fernwood Drive and runs back between lines 192.6 feet on the northwesterly line and 207.2 feet on the southeasterly line to a broken line in the rear on which it measures 80 feet.

Being part of the property conveyed to Steven O. Martin by deed from Eastdale Realty Company, Inc., of record in Book 1855, page 257, said Register's Office.

The above property is conveyed subject to restrictions of record in Book 1229, page 325; in Book 1786, page 80; and in Book 1855, page 223, 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 B. Wilson and Wife, Evelyn A. Wilson, their heirs and assigns, forever.

And we do covenant with the said James B. Wilson and Wife, Evelyn A. Wilson, 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 taxes for the year 1951 which are hereby assumed by the grantee.

And we, Steven O. Martin and Wife, Frieda Pate 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 JamesB. Wilson and Wife, Evelyn A. Wilson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of January, 1951.

Steven O. Martin

Frieda Pate Martin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, V. H. Ellis, a Notary Public in and for said County and State, the within named Steven O. Martin and Wife, Frieda Pate 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 *Madison*, Tennessee, this 15 day of January, 1951.

Commission Expires *Oct 9 1954*

V H Ellis
Notary Public

24217

WARRANTY DEED

FROM

STEVEN O. MARTIN AND WIFE,

FRIEDA PATE MARTIN,

TO

JAMES B. WILSON AND WIFE,

EVELYN A. WILSON,

10,850.00

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day JAN A.D. 1951
at 10:53 o'clock A M.
Noted in Book 7 Page 493
Recorded in Book ... Page ...
Recording Fee ... $ 1.50
JAMES P. WILSON, Register
By [illegible] Dpt. Reg.

Published by
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NASHVILLE, TENNESSEE
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