K 2136

For and in consideration of the sum of $ ($5.00)

- - - - - - -Five & No/100- DOLLARS

cash in hand paid by Merlin W. Troy and wife, Virginia Lee Troy, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption of the unpaid balance of a note to secure Murphree Mortgage Company, said note being in the original amount of $14,800.00 dated April 28, 1950, and being fully described in a deed of trust executed by Walter Roberts Green and wife, to Ferriss C. Bailey, Trustee, of record in Book 1838, page 425, Register's Office for Davidson County, Tennessee, we, Walter Roberts Green and wife, Martha Baird Green, have bargained and sold, and by these presents do transfer and convey unto the said Merlin W. Troy and wife, Virginia Lee Troy, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 22 and 23 on the Plan of Ensworth, as of record in Book 161, pages 136 and 137, Register's Office for said County, being Lot No. 1 on the Plan of Lynnbrook, not of record, described according to a survey made by Yokley and Waggoner, Engineers, dated November 7, 1949, and revised November 14, 1949, as follows:

Beginning on the westerly margin of Lynnbrook Road, formerly Jordan Avenue, 524.15 feet northerly from the northwest corner of said Lynnbrook Road and Woodmont Boulevard; thence with the westerly margin of said Road, north 0° 45' east 115 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, westwardly 430 feet to a point in the easterly line of Woodmont Park Subdivision, as of record in Book 547, page 148, said Register's Office; thence with said line, south 0° 45' west 115 feet; thence south 89° 15' east 429.89 feet to the beginning.

Being the same property conveyed to Walter Roberts Green and wife, Martha Baird Green, by deed from W. K. Harrison and wife, of record in Book 1815, page 625, said Register's Office.

The above described property is subject to the following:

Easement for public utilities and 40 foot building set back line as shown on survey.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Merlin W. Troy and wife, Virginia Lee Troy, their heirs and assigns, forever.

And we do covenant with the said Merlin W. Troy and wife, Virginia Lee Troy, 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 the taxes for the year 1953 which are pro rated and assumed by the grantees herein.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Merlin W. Troy and wife, Virginia Lee Troy, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of February, 1953.

Walter Roberts Green

Martha Baird Green

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. T. L. Ahearn, a Notary Public in and for said County and State, the within named Walter Roberts Green and wife, Martha Baird Green, 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 20th day of February, 1953.

Commission expires April 16th, 1956

Mrs. T. L. Ahearn
Notary Public

DAVIDSON COUNTY

WARRANTY DEED

FROM Walter Roberts Green and wife

TO Merlin W. Troy and wife

9112

$2.20

DOCUMENTARY

DOCUMENTARY

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SEE
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