2144

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 -

TEN AND NO/100 - DOLLARS

cash in hand paid by the grantees herein, receipt of which is hereby acknowledged, and for other good and valuable considerations, including the assumption of and agreement to pay by the grantees the remaining unpaid balance of $8,590.17 of a note dated October 13, 1952, executed by the grantors herein, in the original principal amount of $8,700.00, with interest at 4-3/4% per annum, both principal and interest payable to Murphree Mortgage Company in monthly installments of $56.23 each, and secured by deed of trust of record in Book 2125, page 480, Register's Office for Davidson County, Tennessee, corrected by instrument of record in Book 2106, page 269, said Register's Office, we, JACK L. WHITLEY and wife, MARY ANN S. WHITLEY,

have bargained and sold, and by these presents do transfer and convey unto the said KENNETH D. MARTIN and wife, VIRGINIA LAWRENCE MARTIN, 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. 16 on the Map of Southmeade, as of record in Book 1835, pages 118 and 119, Register's Office for said County, and described as follows:

BEGINNING at a point on the northerly margin of Southmeade Parkway, the common corner of Lots 15 and 16; thence with the line between said lots, northwesterly 320.7 feet to a point; thence northeasterly 92.4 feet to the common corner of Lots 16 and 18; thence with the line between said lots, southeasterly 192.1 feet to a corner of Lot 17; thence with the line between Lots 16 and 17, southeasterly 211.1 feet to the northerly margin of Southmeade Parkway; thence with the margin of the same, southwesterly 118 feet to the beginning.

Being the same property conveyed to Jack L. Whitley and wife, Mary Ann S. Whitley, by deed from Albert C. Morris, Trustee, of record in Book 2102, page 320, said Register's Office, corrected by instrument of record in Book 2106, page 269, 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 Kenneth D. Martin and wife, Virginia Lawrence Martin, their heirs and assigns, forever.

And we do covenant with the said grantees herein, 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 1953, and as hereinabove set out.

And we, Jack L. Whitley and wife, Mary Ann S. Whitley, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22 day of April, 1953.

Jack L. Whitley

Mary Ann S. Whitley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. M. Carney, a Notary Public in and for said County and State, the within named Jack L. Whitley and wife, Mary Ann S. Whitley, 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 Nashville, Tennessee, this 30 day of April, 1953.

Commission expires February 24, 1957

Notary Public

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