K 2242

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, and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees assume and agree to pay the remaining unpaid balances of two notes, executed by the grantors herein, both dated October 27, 1949, payable to Guaranty Mortgage Company of Nashville, the first being for the original amount of $9,500.00, with interest at 4½% per annum, and secured by deed of trust of record in Book 1773, page 127, and the second being for the original amount of $2,600.00, with interest at 4% per annum, and secured by deed of trust of record in Book 1773, page 165, both in the Register's Office for Davidson County, Tennessee, both said notes payable, with interest, in monthly installments as set forth therein, - -

We, Paul H. Brown and wife, Carolyn S. Brown,

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT MARTIN and wife, GEORGIA F. 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. 85 and the southwesterly part of Lot No. 86 on the Map of Pleasant Valley, as of record in Book 1424, page 63, Register's Office for said County, and described according to a copy of a survey made by Wm. A. Pitts, July 16, 1949, as follows:
Said lot and part of lot adjoin and front together 67.1 feet on the westerly side of Crestridge Drive and run back between lines, 139.2 feet on the south line of Lot 85, and 168.6 feet on the northeast line of the southwest part of Lot 86, to a dead line, measuring 130 feet thereon.
Being the same property conveyed to the grantors herein by deed from Paramount Homes, Incorporated, of record in Book 1763, page 123, 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 Robert Martin and wife, Georgia F. 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 as herein set out.
And we, the grantors herein,

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

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of December, 19 53.

R. D. Slaker

Paul H. Brown
Paul H. Brown

Carolyn S. Brown
Carolyn S. Brown

STATE OF ~~TENNESSEE~~ ALABAMA
~~Davidson County~~ COUNTY OF JEFFERSON

Personally appeared before me, Angela G Carey, a Notary Public in and for said County and State, the within named Paul H. Brown and wife, Carolyn S. Brown,

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 Birmingham, Alabama, ~~Tennessee~~ this 11 day of December, 19 53.

Commission expires 6-13-55

Angela G. Carey
Notary Public

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