For and in consideration of the sum of $ 10.00 - - - TEN AND NO/100 - - - - - - - - - - - - DOLLARS,

Cash in hand paid by Richard T. Martin and wife, Mary C. Martin, and other good and valuable considerations, the receipt of which is hereby acknowledged, and also the assumption and agreement to pay the un-paid principal balance of a certain Deed of Trust executed by T. Homer Brooks and wife, Garnet S. Brooks to H. H. Mayberry, Jr., Trustee, dated October 24th, 1952 and of record in Book 2127, page 108, Register's Office for said County., to secure the payment of one note payable to The Phoenix Mutual Life Insurance Co., balance as of March 31st, 1954 being $9,575.89

We/T. Homer Brooks and wife, Garnet S. Brooks have bargained and sold, and by these presents do transfer and convey unto the said Richard T. Martin and wife, Mary C. 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. 1 on the Plan 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 in the westerly margin of Courtland Drive at the corner of Lots 1 and 2; thence with the line between said lots, westerly 227.3 feet to a point; thence southerly 242.3 feet to the northerly margin of Omandale Drive; thence with the margin of the same, easterly 142.1 feet to the beginning of a curve; thence around said curve, northerly 31.4 feet to a point in the westerly margin of Courtland Drive; thence with the margin of the same northerly 212 feet to the point of beginning.

Being the same property conveyed to T. Homer Brooks and wife, Garnet S. Brooks, by deed from Glencliff Homes, Inc., of record in Book 2099, page 131, 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 Richard T. Martin and wife, Mary C. Martin, their heirs and assigns, forever.

And We do covenant with the said Richard T. Martin and wife, Mary C. Martin 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 above set-out and also for 1954 Taxes which have been prorated and assumed by Purchasers

And We, T. Homer Brooks and wife, Garnet S. Brooks do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Richard T. Martin and wife, Mary C. Martin their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of April, 1954.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [signature], a Notary Public in and for said County and State, the within named T. Homer Brooks and wife, Garnet S. Brooks 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 5th day of April, 1954

Commission expires My Commission Expires July 23, 1957

[signature]
Notary Public

WARRANTY DEED

FROM

T. HOMER BROOKS ET UX

15724

TO

RICHARD T. MARTIN ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
APR 1954
Recorded in Book
Recording Fee $2.80
JAMES P. WILSON, Register

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