K 2274

For and in consideration of the sum of $10.00***

TEN*** DOLLARS

and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption by Jasper D. Martin and wife, Ernestine Martin, of the principal balance now due on a certain note in the original amount of $7,500.00, dated November 5, 1953, secured by a vendor's lien retained in deed from Elizabeth H. Roberts to Dillon Wallace and wife, of record in Book 2203, page 232, RODC,

We, DILLON WALLACE and wife, ELIZABETH B. WALLACE, have bargained and sold, and by these presents do transfer and convey unto the said JASPER D. MARTIN and wife, ERNESTINE MARTIN, 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 the southerly 60 feet of the northerly 120 feet of the westerly part of Lot No. 61 on the plan of O. B. Hayes' Large lots called "Rokeby", as of record in Book 21, page 87, Register's Office for said County.

According to a survey made by Steve Draper and E. L. Spain, Jr., November 4, 1953, said part of Lot No. 61 fronts 60 feet on the easterly side of Villa Place and runs back between parallel lines 163 feet to an alley.

Being the same property conveyed to Dillon Wallace and wife, Elizabeth B. Wallace by installment deed from Elizabeth H. Roberts, of record in Book 2203, page 232, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JASPER D. MARTIN and wife, ERNESTINE MARTIN, their heirs and assigns, forever.

And we do covenant with the said JASPER D. MARTIN and wife, ERNESTINE 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 [illegible].

And we, DILLON WALLACE and wife, ELIZABETH B. WALLACE, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JASPER D. MARTIN and wife, ERNESTINE MARTIN, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 1st day of April, 1954.

Dillon Wallace

Elizabeth B. Wallace

STATE OF TENNESSEE
Davidson County

Personally appeared before me, E. L. Spain, Jr., a Notary Public in and for said County and State, the within named DILLON WALLACE and wife, ELIZABETH B. WALLACE 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 7th day of April, 1954.

Commission expires June 3, 1956. E. L. Spain, Jr.
Notary Public

16202

WARRANTY DEED
MCB&F

FROM
DILLON WALLACE et ux.

TO
JASPER D. MARTIN et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
APR 18 1954
at 8:45 o'clock A. M.
and recorded in Book 2274 Page 237
Recording Fee $2.00
JAMES F. WILSON, Register
by [illegible] Dpt. Reg.

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
165 ONE DOLLAR AND 65 CENTS

BG 417