K 2278

For and in consideration of the sum of $10.00*** DOLLARS
TEN*** and other valuable considerations paid by Charles William Martin, Sr. and wife, Melba Andrews Martin, the receipt of all of which is hereby acknowledged,

We, JOE C. MAXWELL and wife, MARY JENETTE MAXWELL,

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES WILLIAM MARTIN, SR. and wife, MELBA ANDREWS 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 Lot No. 52 on the Plan of Sneed Estates, of record in Book 2133, pages 10 and 11, Register's Office for said County.

Said Lot No. 52 fronts 131 feet on the west side of Wallace Lane and runs back between parallel lines 305.5 feet to a dead line measuring 131 feet thereon.

Being the same property conveyed to Joe C. Maxwell and wife, Mary Jenette Maxwell, by deed from Pete Turner and wife, Addie B. Turner, of record in Book 2242, page 446, 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 CHARLES WILLIAM MARTIN, SR. and wife, MELBA ANDREWS MARTIN, their heirs and assigns, forever.

And we do covenant with the said CHARLES WILLIAM MARTIN, SR. and wife, MELBA ANDREWS 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.

And we, JOE C. MAXWELL and wife, MARY JENETTE MAXWELL, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said CHARLES WILLIAM MARTIN, SR. and wife, MELBA ANDREWS MARTIN, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24 day of May, 19 54.

Joe C. Maxwell

Mary Jenette Maxwell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Wayne Hammontree, a Notary Public in and for said County and State, the within named Joe C. Maxwell and wife, Mary Jenette Maxwell

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 24 day of May, 19 54

Commission expires 10-16-56

Wayne Hammontree
Notary Public

Mark Title Co.

WARRANTY DEED
MC B&F
FROM
JOE C. MAXWELL et ux.
19205
TO
CHARLES W. MARTIN et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 18 day of MAY 1954 at 12:37 P.M.
Noted in Book 32 Page 23
Recorded in Book Page $2.00
Recording fee
JAMES P. WILSON, Register
By Deputy

G 185