K 2303

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, we, C. J. Sain and wife, Celestine F. Sain, have bargained and sold, and by these presents do transfer and convey unto the said CHARLEY GREGORY and wife, JULIA GREGORY, 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. 30 on the Plan of Martinwood Heights, as of record in Book 2133, page 63, Register's Office for said County.

Said Lot 30 fronts 81 feet on the north side of Lakeland Drive and runs back 217.3 feet on the east line and 215.8 feet on the west line, to a dead line, measuring 81.1 feet thereon.

Being property vested in C. J. Sain, a 1/2 undivided interest, by deed from Roy Jordan and wife, of record in Book 2145, page 115, and in C. J. Sain and wife, Celestine F. Sain, a 1/2 undivided interest, by deed from Tom F. Jones, of record inBook 2275, page 325, said Register's Office.

Said property is conveyed subject to restrictions of record in Book 2153, page 577, 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 Charley Gregory and wife, Julia Gregory, 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.

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

Witness our hands this 28th day of October, 19 54.

C. J. Sain

Celestine F. Sain

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nancy Junius Hicks, a Notary Public in and for said County and State, the within named C. J. Sain and wife, Celestine F. Sain, 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 1st day of November, 19 54

Commission expires July 11th, 1956.

Nancy Junius Hicks
Notary Public

WARRANTY DEED
97705
FROM
C. J. SAIN ET UX
TO
CHARLEY GREGORY ET UX
36424
REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received this 1 day
of NOV 2 1954
at 9:17 o'clock A.M.
and recorded in Book 2 Page 595
Witness my hand and seal at office
Recording Fee $ 2.00
JAMES P. GILBERT Register
By

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office
WYTHE TITLE INSURANCE CORPORATION
of Richmond, Virginia

PG 595