K 2340

WARRANTY DEED Form 1002 Published by Tennessee Title Company

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

- Ten and no/100 - - - - - - - DOLLARS

and other good and valuable considerations cash in hand paid by Mary Novolene Wrenn and Vera Mae Petty, as tenants in common jointly for life, with the right of survivorship, and upon the death of one, title shall become vested in the other in fee simple, the receipt of which is hereby acknowledged, and in further consideration of the aforesaid Mary Novolene Wrenn and Vera Mae Petty assuming and agreeing to pay the balances due on debts more particularly described in Deed of Trust executed by Harold W. Martin and wife, to Edward W. Lee, Jr., Trustee, of record in Book 1795, page 221, to secure Commerce Union Bank, one note dated Dec. 21, 1949, for $7500.00, with interest at 4½% per annum, both principal and interest payable $41.70 monthly, beginning Feb. 1, 1950, balance Jan. 1, 1975, and, Deed of Trust executed by Harold W. Martin and wife, to Edward W. Lee, Jr., Trustee, of record in Book 1795, page 217, to secure Commerce Union Bank, one note, dated December 21, 1949, for $1900.00, with interest at 4% per annum, both principal and interest payable $11.52 monthly, beginning Feb. 1, 1950, balance due January 1, 1970.

We, Harold W. Martin and wife, Jean V. Martin have bargained and sold, and by these presents do transfer and convey unto the said Mary Novolene Wrenn and Vera Mae Petty, as tenants in common jointly for life, with the right of survivorship, and upon the death of one, title shall become vested in the other in fee simple ~~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. 26 of Block A on the Map of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot No. 26 fronts 60 feet on the south side of Sunnymeade Avenue and runs back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Harold W. Martin by deed from H. H. Phillips and wife, of record in Book 1782, page 603, 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 Mary Novolene Wrenn and Vera Mae Petty, the aforesaid, their heirs and assigns, forever.

And we do covenant with the said Mary Novolene Wrenn and Vera Mae Petty, the aforesaid 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, with exception of before mentioned Deeds of Trust.

And we, Harold W. Martin and wife, Jean V. Martin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mary Novolene Wrenn and Vera Mae Petty, the aforesaid, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21st day of January, 19 55.

Harold W. Martin

Jean V. Martin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Phillip E. Cole, a Notary Public in and for said County and State, the within named Harold W. Martin and wife, Jean V. Martin

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 21st day of January, 19 55.

Commission expires July 24, 1957

Phillip E. Cole
Notary Public

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