K 2437

WARRANTY DEED R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN### DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

T. B. MARTIN, joinad by his wife, IRENE Y. MARTIN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DOUGLAS E. DUKE and wife, ANNA B. DUKE,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Eleventh Civil District of said County, being Lot No. 116 on the Map of Rosebank Park, of record in Book 1835, page 26, Register's Office for said County.

Said Lot No. 116 fronts 70 feet on the southerly side of Rosecliff Drive, and runs back 202.5 feet on the westerly line and 207.2 feet on the easterly line to a dead line measuring 52 feet thereon.

Being part of the property conveyed to T. B. Martin by deed from Harwood Homes, Inc., of record in Book 2141, page 261, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 17th day of June, 1955.

T. B. Martin

Irene Y. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Margaret V. Yarbrough, a Notary Public in and for the State and County aforesaid, personally appeared the within named T. B. Martin and wife, Irene Y. 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, the 17th day of June, 1955.

My commission expires: Jan 28, 1957

Margaret V. Yarbrough
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 17
JUN A.D. 1955
at 3:45 o'clock P.M. and recorded in Book 1794 Page 247
Recording Fee $2.00
JAMES P. WILSON, Register
Dpc. Reg.

WARRANTY DEED
From
T. B. MARTIN ET UX
To
DOUGLAS E. DUKE ET UX
61096

12/100

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