K 2444

WARRANTY DEED

For and in consideration of the sum of Eleven Thousand Five Hundred and No/100 ----------
----------$11,500.00 ----------DOLLARS

Cash in hand paid by Billy Gene Martin and wife, Dolly Hudgens Martin, the receipt of which is hereby acknowledged, we,

Luther T. Walton and wife, Louise Morris Walton
and
Audney L. Rhoten and wife, Rachel Louise Rhoten

have bargained and sold, and by these presents do transfer and convey unto the said Billy Gene Martin and wife, Dolly Hudgens 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. 105 on the Map of Bellshire Estates Subdivision, Sec. III, as of record in book 2133, page 112, Register's Office for Davidson County, Tennessee.
Said Lot No. 105 fronts 135.5 feet on the southerly margin of Westchester Drive, along a slight curve, and extends back between lines 281.7 feet on the westerly line and 298 feet on the easterly line to a dead line in the rear measuring 145 feet thereon.
Being a part of the property conveyed to Luther T. Walton and Audney L. Rhoten by warranty deed from Bellshire Properties, Inc., as of record in book 2297, page 77, said Register's Office.

This conveyance is made subject to covenants and restrictions of record in book 2294, page 346, Register's Office for Davidson County, Tennessee, and the plan of record in book 2133, page 112, said Register's Office, which shows an 85 foot set back line from Westchester Drive and a 10 foot easement for public utilities across the rear of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billy Gene Martin and wife, Dolly Hudgens Martin their heirs and assigns, forever.

And we do covenant with the said Billy Gene Martin and wife, Dolly Hudgens 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 1955 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Luther T. Walton, Louise Morris Walton, Audney L. Rhoten and Rachel Louise Rhoten do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Billy Gene Martin and wife, Dolly Hudgens Martin their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of August, 1955

Audney L. Rhoten — Luther T. Walton
Rachel Louise Rhoten — Louise Morris Walton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named Luther T. Walton and wife, Louise Morris Walton, and Audney L. Rhoten and wife, Rachel Louise Rhoten

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 office, this 4th day of August, 1955

Commission expires May 11, 1959

O. G. Jones, Notary Public

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