2444

WARRANTY DEED

For and in consideration of the sum of One and no/100 ($1.00) - DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all which are hereby acknowledged, I,

Mrs. Maggie E. Martin, a widow, - have bargained and sold, and by these presents do transfer and convey unto the said Margaret Martin Duff and husband, Felix Grady Duff, their - - - - - - - - - - - - heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Lying in the Tenth, formerly the 20th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at a point on the north margin of the New Lickton Pike, formerly known as Walkers Creek Road, which point is 52 feet west of the Southeast corner of lot No. 2, which was conveyed to Mrs. Maggie E. Martin by deed of record in Book 330, page 418, Register's Office of Davidson County, Tennessee; running thence along the north margin of the said Lickton Pike in a westerly direction 95 feet; and running thence north 27½ degrees West, between parallel lines, 150 feet to a point.

And being part of the same property conveyed to Mrs. Maggie E. Martin by deed of record in Book 330, page 418, Register's Office of Davidson County, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Margaret Martin Duff and husband, Felix Grady Duff, their - - - - - - - - - - - - - - heirs and assigns, forever.

And I do covenant with the said Margaret Martin Duff and husband, Felix Grady Duff, - - - - - - - - - - that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Mrs. Maggie E. Martin, - - - - - - - - - - - - - - - do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Margaret Martin Duff and husband, Felix Grady Duff, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 5th day of August, 1955

Maggie Martin
Mrs Maggie E. Martin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Helen S. Draper, a Notary Public in and for said County and State, the within named Mrs. Maggie E. Martin, a widow, - the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of August 1955

Commission expires 8/15/58

Helen S. Draper
Notary Public

G 223