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WARRANTY DEED Form 1061 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00

- - - - - TEN AND NO/100 - **DOLLARS**

Cash in hand paid by William Joseph Martin and wife, Florence C. Martin, and other good and valuable considerations, receipt of which are hereby acknowledged,

Southland Construction Company, a Tennessee Corporation, has,

~~have~~ **bargained and sold, and by these presents do transfer and convey unto the said** William Joseph Martin and wife, Florence C. Martin

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. 78, on the Map of Woodberry Park Subdivision, as of record in Book 2133, pages 117, 118 and 119, Register's Office for said County.

Said Lot No. 78 fronts 80 feet on the north side of Woodberry Drive, and runs back between lines measuring 192 feet on the west line and 190.5 feet on the east line, to a dead line in the rear measuring 58 feet thereon.

Being part of the same property conveyed to Southland Construction Company, a Tennessee Corporation, by deed from Andrew Ewing, Trustee, of record in Book 2396, page 172, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 2297, page 194, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Joseph Martin and wife, Florence C. Martin their **heirs and assigns, forever.**

And Southland Construction Company, does ~~do~~ **covenant with the said** William Joseph Martin and wife, Florence C. Martin **that** it is **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**, except taxes for 1955 which are pro rated and assumed by the grantee herein.

And Southland Construction Company, does ~~do~~ **further covenant and bind** itself, its successors and assigns ~~heirs and representatives~~, **to warrant and forever defend the title to the said land to the said** William Joseph Martin and wife, Florence C. Martin their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, Southland Construction Company, has caused this instrument to be ~~Witness xxxxx hand xxx this xxx day of xxxxxxxxxxxxxxxxxxxxxxxxxxxx 19xxxx~~ executed by its duly authorized officer this 7th day of September, 1955.

SOUTHLAND CONSTRUCTION COMPANY

By: Albert Brown

President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, __________, **a Notary Public in and for said County and State, the within named** __________

the bargainor ____, **with whom I am personally acquainted, and who acknowledged that** __________ **executed the within instrument for the purposes therein contained. Witness my hand and official seal at** __________ **, Tennessee, this** ____ **day of** __________, **19** ____

Commission expires __________

Notary Public

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