K 2450

WARRANTY DEED

For and in consideration of the sum of Three Hundred and no/100 ($300.00)
. . . . . **DOLLARS**
cash in hand paid by C. B. HAYS, and wife, CLAIRE BROWN HAYS, the receipt of which is hereby acknowledged,

I, MRS. MAGGIE E. MARTIN, a widow
have bargained and sold, and by these presents do transfer and convey unto the said C. B. HAYS, and wife, CLAIRE BROWN HAYS, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:
Land lying in the Tenth, formerly the Twentieth Civil District of Davidson County, Tennessee, and being the southerly portion of Lots 1 and 2 that lies south of New Lickton Pike of the partition of the Tinnin Estate as of record in Plan Book 2, page 83, Chancery Court, Davidson County and more particularly described as follows:
Beginning at a point in the south margin of the right-of-way of the New Lickton Pike, formerly known as Walker's Creek Road, which point is in the east boundary line 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 westerly along the south margin of said Lickton Pike 58 poles; thence in a southerly direction to the southern boundary line of said Lot No. 1; running thence with said southern boundary line and along the John Tinnin (now the Hays) line, in an easterly direction to the Southeast corner of said lot No. 2, and thence in a northerly direction with east line of Lot No. 2 to the beginning and being all of the property now owned by the grantor lying south of the new Lickton Pike and containing one acre, more or less, and being part of the same property conveyed to Mrs. Maggie E. Martin by deed of record in Book 330, page 418, R.O.D.C., Tennessee, and by deed of record in Book 611, page 246, Register's Office Davidson 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 C. B. HAYS, and wife, CLAIRE BROWN HAYS, their
heirs and assigns, forever.

And I **do covenant with the said** C.B. HAYS, and wife, CLAIRE BROWN HAYS
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** C. B. HAYS, and wife, CLAIRE BROWN HAYS their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 5 **day of** September, **19** 55

H. O. Irwin

Maggie E. Martin
MAGGIE E. MARTIN

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, **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 ~~s~~he executed the within instrument for the purposes therein contained
Witness my hand and official seal at office, this 5th **day of** September, **19** 55

My commission expires 5-5-59

Dan E. Journeay
Notary Public

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