K 2483

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

For and in consideration of the sum of
One and 00/100- DOLLARS ($ 1.00),

Cash in hand and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, George L. Weimar and wife, Frances Weimar,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
John T. Martin and wife, Bernice W. Martin

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 Davidson County, Tennessee, being lots Nos. 40 and 41 on the Plan of River View Subdivision, as of record in Book 547, page 94, Register's Office for said County.
Said Lots Nos. 40 and 41 front together 100 feet on the westerly side of Pennington Bend Road, formerly River View Avenue, and run back 189 feet on the northerly line and 195 feet on the southerly line to the low water mark of the Cumberland River, measuring 99.8 feet thereon.
Being the same property conveyed to George L. Weimar and wife, Frances Weimar by deed from A. J. Linx, of record in Book 2150, page 392, said Register's Office.

This conveyance is made subject to the following restrictions:

1. Said property shall be used for residential purposes only.

2. Any improvements made upon said property shall be in conformity, both as to size and physical appearance, with the improvements on the property adjacent thereto, on the northerly side of said lot.

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. taxes for 1955 have been prorated and assumed by the Grantees.

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 16th day of November, 195 5.

George L. Weimar
Frances Weimar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Leola B. Russell, a Notary Public in and for the State and County aforesaid, personally appeared the within named George L. Weimar and wife, Frances Weimar, 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 16th day of November, 1955.

My commission expires, 2-1-58

Leola B. Russell
Notary Public

WARRANTY DEED
From George L. Weimar, et ux
To John T. Martin, et ux
MEDLIN REALTY COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record ... Nov ... 1955
at 12 M. Book 2311
Note ... Fee $2.00
... Register
By ... D.C.

DO NOT PUBLISH

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

DO NOT PUBLISH

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