K 2535

WARRANTY DEED

For and in consideration of the sum of -------($10.00)---------- ----------Ten and no/100 ---------- **DOLLARS**

cash paid by Harry Phillips and wife, Mrs. Virginia Major Phillips, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Terry Reason Martin and wife, Mrs. Janie Irene Young Martin

have bargained and sold, and by these presents do transfer and convey unto the said Harry Phillips and wife, Mrs. Virginia Major Phillips **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. 11 of Block 8 on the Map of Woodmont Estates, as of record in Book 97L, page 29, Register's Office for said County, described as follows:

Beginning on the southerly margin of Wimbledon Road, formerly Woodmont Circle, at the corner of Lots Nos. 10 and 11; thence with said Road, eastwardly 161.2 feet to the corner of Lots Nos. 11 and 12; thence with the line between said two lots, southeastwardly 266 feet to the northerly line of Lot No. 4; thence with said line, southwestwardly 135 feet to the northeast corner of Lot No. 7; thence with the northerly line of Lots Nos. 7 and 8, westwardly 180 feet to the common corner of Lots Nos. 8, 9, 10 and 11; thence with the line between Lots Nos. 10 and 11, northwardly 349.7 feet to the beginning.

Being the same property conveyed to Terry Reason Martin and wife, Janie Irene Young Martin by deed from Third National Bank in Nashville, Trustee, of record in Book 1217, page 321, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harry Phillips and wife, Virginia Major Phillips **their heirs and assigns, forever.**

And we **do covenant with the said** Harry Phillips and wife, Mrs. Virginia Major Phillips **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 1956 County taxes, which have been prorated and assumed by grantees.

And we, Terry Reason Martin and wife, Mrs. Janie Irene Young Martin **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Harry Phillips and wife, Mrs. Virginia Major Phillips, **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 9th **day of** April, **19** 56

Terry Reason Martin
Terry Reason Martin

Mrs. Janie Irene Young Martin
Mrs. Janie Irene Young Martin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Viola P. Fuchs, a Notary Public in and for said County and State, the within named Terry Reason Martin and wife, Mrs. Janie Irene Young Martin

the **bargainer**, 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 12th **day of** April, **19** 56

Commission expires Oct 20, 1959

Viola P. Fuchs
Notary Public

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