K 2547

For and in consideration of the sum of Thirteen Thousand Three Hundred and No/100 ----------

----------$13,300.00 ----------**DOLLARS**

Cash in hand paid by James Allen Waters, Jr. and wife, Alberta A. Waters, the receipt of which is hereby acknowledged, we,

Joe Zeitlin and Martin L. Zeitlin,
partners doing business as Martin Construction Company

have bargained and sold, and by these presents do transfer and convey unto the said James Allen Waters, Jr. and wife, Alberta A. Waters

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. 51 on the Plan of Crievewood, as of record in Book 2331, page 99, Register's Office for said County. Said Lot No. 51 fronts 144 feet on the easterly side of Churchill Drive, and extends back, between parallel lines, 210 feet to a dead line.
Being part of the property conveyed to Joe Zeitlin and Martin L. Zeitlin, partners doing business as Martin Construction Company, by deed from Marion Robinson McAllister, dated August 25, 1955, filed August 29,,1955, and recorded in Book 2447, page 330, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Allen Waters, Jr. and wife, Alberta A. Waters their **heirs and assigns, forever.**

And we **do covenant with the said** James Allen Waters, Jr. and wife, Alberta A. Waters **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.**

And we, Joe Zeitlin and Martin L. Zeitlin, d b/a Martin Construction Company **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** James Allen Waters, Jr. and wife, Alberta A. Waters, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 12th **day of** July, 19 56

MARTIN CONSTRUCTION COMPANY
By: Joe Zeitlin (SEAL)
By: Martin L. Zeitlin (SEAL)

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], **a Notary Public in and for said County and State, the within named** Joe Zeitlin and Martin L. Zeitlin, partners d/b/a Martin Construction Company

NOTARY PUBLIC

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 office, this 12th **day of** July, 19 56

Commission expires [illegible], 1957

Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of July A.D. 1956 at 2:24 P.M. o'clock
Noted in Book 26 Page 482
Recorded in Book [illegible] Page [illegible]
Recording Fee $ 2.00
JAMES P. WILSON, Register
By: [illegible] D.C.

WARRANTY DEED
FROM
MARTIN CONSTRUCTION COMPANY
10584
TO
JAMES ALLEN WATERS, JR. AND WIFE,
ALBERTA A. WATERS

G 82