K 2548

For and in consideration of the sum of Fourteen Thousand Five Hundred and No/100 ----------

----------$14,500.00 ----------DOLLARS

Cash in hand paid by Thomas S. Baker and wife, Flora Mae Baker, 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 Thomas S. Baker and wife, Flora Mae Baker

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. 98 on the plan of Crievewood, as of record in book 2331, page 99, Register's Office for said County.
Said lot No. 98 fronts 150 feet on the easterly side of Marchant Drive and extends back 216.7 feet on the southerly line and 218.3 feet on the northerly line to a dead line, measuring 150 feet thereon.
Being part of the property conveyed to Joe Zeitlin and Martin L. Zeitlin, partners doing business as Martin Construction Company by deed from Marion Stinson McAlister, dated August 25, 1955, filed August 29, 1955, and recorded in book 2447, page 380, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back 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 Thomas S. Baker and wife, Flora Mae Baker their heirs and assigns, forever.

And we do covenant with the said Thomas S. Baker and wife, Flora Mae Baker 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 Thomas S. Baker and wife, Flora Mae Baker their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 24th day of July, 1956

MARTIN CONSTRUCTION COMPANY
By: Martin L. Zeitlin
Partner
By: Joe Zeitlin
Partner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named Joe Zeitlin and Martin L. Zeitlin, partners doing business as 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 24th day of July, 19 56

Commission expires February 20, 1957

A. M. Tenison
Notary Public

WARRANTY DEED

FROM

MARTIN CONSTRUCTION COMPANY

TO

THOMAS S. BAKER AND WIFE,

FLORA MAE BAKER

11101

GAIN

JUL 1956

$200

U.S.F. WILSON

Dpt. Reg.

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