K 2603

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Nine Thousand Four Hundred Fifty and No/100 ------- ----------$9,450.00 ---------- **DOLLARS**
Cash in hand paid by Vernon H. Martin and wife, Frances Marie Martin, the receipt of which is hereby acknowledged,

Radnor Lumber Company,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ **bargained and sold, and by these presents do/~~does~~ transfer and convey unto the said** Vernon H. Martin and wife, Frances Marie Martin

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. 65 on the Plan of Tusculum Fields as of record in Book 2330, page 16, Register's Office for said County. Said Lot No. 65 fronts 70 feet on the easterly side of Pearson Place and runs back between parallel lines 196 feet to a dead line in the rear measuring 70 feet thereon.
Being part of the same property conveyed to Radnor Lumber Company, a Tennessee Corporation, by deed from Hermitage Homes, Inc., of record in Book 2535, page 473, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive covenants of record in Book 2495, page 365, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2330, page 16, said Register's Office, which shows a 75 foot minimum building setback line from Pearson Place and a 10 foot public utility easement on the rear of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Vernon H. Martin and wife, Frances Marie Martin their **heirs and assigns, forever.**

And it does ~~do~~ **covenant with the said** Vernon H. Martin and wife, Frances Marie Martin **that** it is **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And Radnor Lumber Company **do/~~does~~ further covenant and bind** itself, its successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** Vernon H. Martin and wife, Frances Marie Martin their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF RADNOR LUMBER COMPANY, a Corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 4th day of December 1956.

RADNOR LUMBER COMPANY

By: Robert T. Coleman
Robert T. Coleman, Vice-President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, **a Notary Public in and for said County and State, the within named** _____

the bargainor, **with whom I am personally acquainted, and who acknowledged that** _____ **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office, this _____ **day of** _____, 19__

Commission expires _____

_____
Notary Public

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