BK 2690

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - - - - - $10.00 - - - - - - - - - - - -

- TEN AND NO/100 - - - - - - - - - - DOLLARS

CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I, F. E. STRATTON, JR.,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES S. MARTIN AND WIFE, EVELYN C. 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. 4 ON THE MAP OF MALVIN HEIGHTS, AS OF RECORD IN BOOK 2330, PAGE 83, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF SHAUNA DRIVE, COMMON CORNER OF LOTS NOS. 4 AND 5; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, IN A WESTERLY DIRECTION, 121.9 FEET TO THEIR REAR CORNER; THENCE WITH THE LINE BETWEEN LOTS NOS. 3 AND 4, IN A SOUTHERLY DIRECTION, 108 FEET TO A POINT IN THE NORTHERLY MARGIN OF ELM HILL PIKE; THENCE WITH THE MARGIN OF SAID PIKE, IN AN EASTERLY DIRECTION, 110 FEET TO THE BEGINNING OF A CURVE; THEN WITH SAID CURVE IN A NORTHEASTERLY DIRECTION, 31.39 FEET TO A POINT IN THE WESTERLY MARGIN OF SHAUNA DRIVE; THEN WITH SAID DRIVE, IN ANORTHERLY DIRECTION, 130 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO F. E. STRATTON, JR., BY DEED FROM H. H. RICHARDSON, TRUSTEE, OF RECORD IN BOOK 2640, PAGE 497, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 S. MARTIN AND WIFE, EVELYN C. MARTIN, THEIR heirs and assigns, forever.

And I do covenant with the said JAMES S. MARTIN AND WIFE, EVELYN C. MARTIN that I AM lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, F. E. STRATTON, JR., do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES S. MARTIN AND WIFE, EVELYN C. MARTIN, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness MY hand this 15TH day of JULY, 1957

F. E. Stratton Jr.
F. E. STRATTON, JR.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Tom Glascock, a Notary Public in and for said County and State, the within named F. E. STRATTON, JR.

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

Witness my hand and official seal at office, this 15TH day of JULY, 1957

Commission expires MAY 20, 1961

Tom Glascock
Notary Public