K 2797

WARRANTY DEED

For and in consideration of the sum of Eight-thousand-five-hundred-($8,500.00) and no/100 **DOLLARS** cash in hand paid by John W. Martin and wife, Mildred H. Martin, the receipt of which is hereby acknowledged,

We, A. J. Hunt and wife, Emily B. Hunt, **have bargained and sold, and by these presents do transfer and convey unto the said** John W. Martin and wife, Mildred H. Martin, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:** Two tracts of land in Davidson County, Tennessee, as follows: Tract No. 1: Being the westerly 60 feet of lot No. 94 on Waverly Land Company's plan of lots called Waverly Place, as of record in book 57, page 95, Register's Office for said County. Said part of lot No. 94 fronts 60 feet on the southerly side of Glenn Avenue and extends back between parallel lines 200 feet to an alley. Being the same real property conveyed to A. J. Hunt and wife, Emily B. Hunt by deed from H. H. Mullican and wife, dated October 11, 1957, filed October 15, 1957, and recorded in book 2700, page 493, Registers Office of Davidson County, Tennessee.
Tract No. 2: Being the westerly 100 feet of lot NO. 95 on Waverly Land Company's plan of Lots called Waverly Place, as of record in book 57, page 95, Register's Office for said County. Said part of lot No. 95 fronts 100 feet on the southerly side of Glenn Avenue and extends back between parallel lines 200 feet to an alley. Being the same real property conveyed to A. J. Hunt and wife, Emily B. Hunt by deed from H. H. Mullican and wife, dated October 11, 1957, filed October 15, 1957, and recorded in book 2700, page 494, 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 John W. Martin and wife, Mildred H. Martin, their **heirs and assigns, forever.**

And we **do covenant with the said** John W. Martin and wife, Mildred H. Martin, **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 **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** John W. Martin and wife, Mildred H Martin, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 17th **day of** July, **19** 58

J. A. Hunt

Emily B. Hunt

STATE OF TENNESSEE
Davidson County

Personally appeared before me, G. B. Walton, **a Notary Public in and for said County and State, the within named** A. J. Hunt and wife, Emily B. Hunt **the bargainor, 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 17th **day of** July, **19** 58

G. B. Walton
Notary Public

My Commission expires Apr 22-1961

G. B. WALTON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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