BK 2800

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

Ten and no/100---------- DOLLARS

cash in hand paid by James William Martin and wife, Helen Frances Martin and other good and valuable considerations the receipt of which is hereby acknowledged and the further consideration that the said James William Martin and wife, Helen Frances Martin assume and agree to pay the sum of $ 10,325.29 which is the unpaid principal sum as of this date of a first mortgage note secured by deed of trust to Miller Kimbrough, Trustee, of record in Book 2353, Page 271, Register's Office for Davidson County, Tennessee. Said note is payable in monthly installments of $ 55.74 each including interest at the rate of 4½% per annum. Taxes and insurance are in addition to said monthly payments. Escrow account for said taxrs and insurance is hereby transferred to Grantees.

We, Robert C. Watts and wife, Myrtle C. Watts

_____ have bargained and sold, and by these presents do transfer and convey unto the said James William Martin and wife, Helen Frances Martin

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 8 on the Plan of Phillips Subdivision, as of record in Book 2083, Page 41, said Register's Office.

Said Lot No. 8 fronts 60.72 feet on the westerly side of McMahon Avenue and runs back 181.29 feet on the northerly line and 144.25 feet on the southerly line to a dead line in the rear measuring 134.71 feet thereon.

Being the same property conveyed to Robert C. Watts and wife. Myrtle C. Watts by deed from Earsel E. Peck and wife, Betty H. Peck, as of record in Book 2700, Page 311, 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 William Martin and wife, Helen Frances Martin their heirs and assigns, forever.

And We do covenant with the said James William Martin and wife, Helen Frances 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. Except by the above mentioned mortgage and 1958 taxes which are assumed by grantees.

And We, Robert C. Watts and wife, Myrtle C. Watts do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said James William Martin and wife, Helen Frances Martin and their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 11th day of August, 1958.

Robert C Watts

Myrtle C Watts

PG 195