TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 Published by Tennessee Title Company

For and in consideration of the sum of $- - - - - - - - $10.00 - Ten and no/100 - - - - - - - - - - - - DOLLARS and other good and valuable considerations, cash in hand paid by J. Everett Martin and wife, Sarah B. Martin, the receipt of which is hereby acknowledged, and in further consideration of the said J. Everett Martin and wife, Sarah B. Martin assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of trust executed by Paul M. Hansell and wife, to R. Bruce Robertson, Jr., Trustee, of record in Book 2384, page 33, to secure The Prudential Insurance Company of America, a note dated March 17, 1955, for the principal sum of $10,000.00, with interest at 4½% per annum, both principal and interest payable $55.60 monthly, beginning April 1, 1955, final March 1, 1980.

This conveyance is made subject to restrictions filed for record April 15, 1954, in Book 2274, page 618, Register's Office for Davidson County, Tennessee.

We, Vernon E. Martin and wife, Millie M. Martin have bargained and sold, and by these presents do transfer and convey unto the said J. Everett Martin and wife, Sarah B. 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. 56 on the Map of Section II, Southlake Subdivision, of record in Book 2083, page 84, Register's Office for said County.
Said Lot No. 56 fronts 71.6 feet on the east side of Southlake Drive and runs back between lines, 151 feet on the north line and 151.1 feet on the south line, to a dead line, measuring 70.5 feet thereon.
Being the same property conveyed to Vernon E. Martin and wife, Millie M. Martin, by deed from Paul M. Hansell and wife, of record in Book 2652, page 561, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. Everett Martin and wife, Sarah B. Martin their heirs and assigns, forever.
And we do covenant with the said J. Everett Martin and wife, Sarah B. 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, with exception of the before mentioned Deed of Trust.
And we, Vernon E. Martin and wife, Millie M. Martin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. Everett Martin and wife, Sarah B. Martin their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26 day of January, 19 59.

Vernon E. Martin (signature)
Vernon E. Martin

Millie M. Martin (signature)
Millie M. Martin

STATE OF ~~T[illegible]~~ MISSISSIPPI
~~[illegible]~~ COUNTY } PEARL RIVER

Personally appeared before me, Mrs. Dexter Y. Wesley, a Notary Public in and for said County and State, the within named Vernon E. Martin and wife, Millie M. Martin

the bargainors, 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 Poplarville Mississippi, ~~[illegible]~~, this 26 day of January, 19 59.

Commission expires

Mrs. Dexter Y. Wesley (signature)
Notary Public

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