K 2877

Warranty Deed

NOTICE: This instrument must
(1) Carry U. S. I. Rev. Stamps for the total of cash plus the sum of new lien created. Present rate is 55c for each $500 or fraction thereof;
(2) be presented at County Tax Assessor's Office for transfer on tax books;
(3) be presented at County Court Clerk's Office and State Transfer Tax be paid. Present rate 15c for each $100 of total consideration plus 15c Clerk's Fee;
(4) be filed for record in County Register's Office. Recording Fee, $1.50 including one acknowledgment. Each additional acknowledgment add 25c.

The above is not part of instrument and is not to be recopied.

TENNESSEE TITLE COMPANY

For and in Consideration of the sum of THREE THOUSAND, NINE HUNDRED, FIFTY AND NO/100 ($3,950.00) ..... DOLLARS

paid and to be paid as follows, to-wit: The assumption of the unpaid balance on two promissory notes - one payable to the order of Associates Finance Company in the original amount of $2,042.64 secured by Deed of Trust to Richard Dance, Trustee, of record in Book 2688, page 49, Register's Office for Davidson County, Tennessee, payable in monthly installments of $56.74 each; and the other payable to the order of Lena Sadler in the original amount of $2,761.30 secured by Deed of Trust to L. A. Newman, Trustee, dated March 23rd, 1954, and of record in Book 2239, page 187, Register's Office for said County; and other good and sufficient considerations, the receipt of which is hereby acknowledged, we, Henry C. Sadler, Jr. and Dorothy Bell Sadler,

have bargained and sold, and by these presents do transfer and convey unto the said James H. Martin and wife, Jean 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 the 8th Civil District of Davidson County, Tennessee, described according to a survey made by S. H. Hutchison, Surveyor, March 21, 1953, as follows:
Beginning at a point in the center of the Old Pond Creek Road at the northeast corner of the property conveyed to Samuel C. Lewis by deed from John H. Hines and wife, of record in Book 387, page 93, Register's Office for said County, said point being in the southern boundary line of the property conveyed to B. B. Johnson and wife by deed from Federal Farm Mortgage Corporation, of record in Book 1149, page 622, said Register's Office; thence with said road and the eastern boundary line of said Lewis property south 4 degrees west 12 poles; south 37 degrees east 4 poles; south 21 degrees 30 minutes east 12 poles; south 29 degrees 30 minutes east 8 poles; south 32 degrees 30 minutes east 22 poles; south 40 degrees east 15 poles; south 25 degrees 30 minutes east 11 poles; south 12 degrees east 19 poles; south 21 degrees east 18 poles; south 3 degrees 30 minutes west 4 poles; and south 25 degrees west 8.5 poles to the center of a private road called Orchard Road; thence north 89 degrees east 8¼ poles; thence north 32 degrees east 11 poles to a white oak; thence north 28 degrees 15 minutes east 28¼ poles to a black gum tree; thence north 34 degrees west 1 pole to a stake and gate post; thence north 59 degrees east 25½ poles to an iron stake; thence north 30 degrees east 17½ poles to a hickory; thence north 43 degrees east 29 poles to an iron stake; thence north 7 degrees 30 minutes east 26 poles to a small hickory and stone pile in the southern boundary line of said Johnson property; thence with the southern boundary line of said Johnson property north 86 degrees 30 minutes west 117 poles to the beginning, containing 33 acres, more or less.
Being the same property conveyed to Henry C. Sadler, Jr. and wife, Dorothy Sadler, by deed from H. A. Bennett and wife, of record in Book 2140, page 547, said Register's Office.
Included in the above described property, but expressly excluded from this conveyance is the following described property conveyed to C.C.Hill Jr

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