K 2922

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, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $9,241.40 of an original note dated March 7, 1956, in the amount of $10,000.00, which note is secured by a Deed of Trust executed by Howard Franklin Martin and wife, to Herschel Greer, Trustee, of record in book 2509, page 437, Register's Office for Davidson County, Tennessee.

I, Lula Reynolds Martin,

have bargained and sold, and by these presents do transfer and convey unto the said Shirley W. Burgess and wife, Carolyn H. Burgess, 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. 281 on the Map of Gra-Mar Acres Subdivision, Section VII, as of record in Book 2331, page 80, Register's Office for said County.
Said Lot No. 281 begins at a point in the southerly margin of Marshwen Drive, the common front corner of Lots 280 and 281; thence southerly 200 feet to a point, the common rear corner of Lots 280 and 281; thence easterly 44 feet to a point, the common rear corner of Lots 281 and 282; thence northeasterly 179.4 feet to a point in the westerly margin of Graycroft Avenue, the common front corner of Lots 281 and 282; thence northwesterly along the westerly margin of Graycroft Avenue 115.89 feet to a point, the beginning of a curve; thence 32.55 feet around said curve, having a radius of 25 feet to a point in the southerly margin of Marshwen Drive; thence westerly along the margin of said Drive 101.98 feet to the point of beginning.
Being the same real property conveyed to Howard Franklin Martin and wife, Lula Reynolds Martin by deed from Gaines and Gregory Construction Company, Inc., dated March 7,1956, filed March 8, 1956, and recorded in Book 2495, page 403, said Register's Office, the said Howard Franklin Martin having since died.

This conveyance is made subject to restrictions of record in book 2481, page 129, Register's Office, Davidson County, Tennessee, and ten-foot easement for public utility purposes along rear line of premises, ancnor easement, 60 foot building set back line from Marshwen Drive and Graycroft Avenue, of record in Book 2331,page 80, Register's Office, 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 Shirley W. Burgess and wife, Carolyn H. Burgess, their heirs and assigns, forever.

And I do covenant with the said Shirley W. Burgess and wife, Carolyn H. Burgess 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. , except as above set out.

And I, Lula Reynolds Martin,
do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Shirley W. Burgess and wife, Carolyn H.Burgess, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand s this 18th day of June , 1959.

Lula Reynolds Martin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley , a Notary Public in and for said County and State, the within named
Lula Reynolds Martin
the bargainor , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of June , 19 59.

Commission expires April 28, 1963.

Hugh J. Bradley
Notary Public

HUGH J. BRADLEY
NOTARY PUBLIC
STATE OF TENNESSEE

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