WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------$13,000.00----------

----------THIRTEEN THOUSAND AND NO/100---------- DOLLARS

Cash in hand paid by John Paul Martin and wife, Mildred P. Martin, the receipt of which is hereby acknowledged, we,

W. C. GREER, JR. AND HENRY EARL HAWKINS, d/b/a G & H COMPANY, A partnership,

have bargained and sold, and by these presents do transfer and convey unto the said John Paul Martin and wife, Mildred P. 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 part of Lot No. 22, of Block "D" on the Map of Country Club Estates, as of record in Book 843, page 99, Register's Office for Davidson County, Tennessee.
Said part of Lot No. 22 begins on the northeasterly margin of Janie Avenue at the common front corner of Lots Nos. 22 and 23; thence with said Avenue northwesterly 100 feet to the common front corner of Lots Nos. 21 and 22; thence with the line between lots Nos. 21 and 22 northeasterly 175 feet to the common rear corner of Lots Nos. 15, 16, 21 and 22; thence with the common rear line of Lots Nos. 15 and 22, southeasterly 81.4 feet to a point; thence southwesterly 175.7 feet to the beginning.
Being the same property conveyed to G & H Company by warranty deed from Robert E. Rivers, Sr. and wife, Susan Towers Rivers, as of record in Book 2861, page 107, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions as contained in an instrument executed by A. C. Freast et ux, on April 9, 1938, in Book 1115, page 39.

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 PAUL MARTIN AND WIFE, MILDRED P. MARTIN

THEIR heirs and assigns, forever.

And we do covenant with the said JOHN PAUL MARTIN AND WIFE, MILDRED P. 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, W. C. Greer, Jr. and Henry Earl Hawkins,

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 Paul Martin and wife, Mildred P. Martin

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 24th day of August, 19 59

G & H COMPANY

By: W. C. Greer Jr. Partner

By: Henry Earl Hawkins Partner