BK 2997

WARRANTY DEED

William L. Martin
and wife
Elizabeth B. Martin

to

Clellon M. Lovell
and wife
Blanche T. Lovell

KIMBROUGH-PHILLIPS CO.

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY) 18 day
Received for record 18 day
of 12:45 o'clock P M.
Noted in Book 94 Page 428
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By ___ D.C.

HERMAN L. TRAUTMAN
ATTORNEY AND COUNSELOR
320 KIRKLAND HALL
VANDERBILT UNIVERSITY
NASHVILLE 5, TENNESSEE

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KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Ten Dollars (10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, the undersigned, William L. Martin and wife, Elizabeth B. Martin, hereby convey and warrant to Clellon M. Lovell and wife, Blanche T. Lovell, the following described real estate located in Davidson County, Tennessee:

Lot No. 98 on the Plan of Valleywood Estates, Section 7, as of record in Book 2490, page 71, Register's Office for said County.

Said Lot No. 98 fronts 80 feet on the southerly side of Oakley Drive and runs back between parallel lines, 194 feet on the westerly line and 194 feet on the easterly line, to a common line in the rear on which it measures 80 feet.

Being the same property conveyed to William L. Martin and wife, Elizabeth B. Martin, by deed from L. E. Bevins and wife, as of record in Book 2470, page 401, said Register's Office.

It is understood that the above described real estate and all encumbrances hereunto before mentioned to the above named grantees in fee simple.

Covenants of Warranty: We, the said William L. Martin and wife, Elizabeth B. Martin, hereby covenant with said grantees that we are lawfully seized and possessed of said land; that we have a good right to convey it, and that the same is unincumbered except for restrictions filed for record on February 24, 1954, in Book 2483, page 500, and restrictions in the Plan of Valleywood Estates, Section 7, of record in Book 2490, page 74, Register's Office for said County. William L. Martin and wife, Elizabeth B. Martin, further covenant that they will warrant and defend the title of the premises against the lawful claims of all persons.

IN TESTIMONY WHEREOF the undersigned William L. Martin and wife, Elizabeth B. Martin, have hereunto signed their names and executed this Warranty Deed at Nashville in the State of Tennessee, on this 18th day of December, 1958.



William L. Martin

Elizabeth B. Martin

GRANTORS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the above named William L. Martin and wife, Elizabeth B. Martin, with whom I am personally acquainted, and each of said parties severally acknowledged that he executed the within instrument for the purposes therein contained, and each further acknowledged that his execution of the Warranty Deed is done freely, voluntarily, understandingly and without compulsion or restraint.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 1958.

My Commission Expires:

MAY 20, 1961

Tom Glasscock

NOTARY PUBLIC

PG 430