BK 3026

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

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, the receipt of all of which is hereby acknowledged, and for further consideration the grantees herein assume and agree to pay the remaining unpaid balance of a certain promissory note in the original principal sum of $8700.00 executed by Raymond C. Martin and wife Dorothy C. Martin payable to the order of Kimbrough-Phillips Company, dated September 14, 1950 and secured by deed of trust to Miller Kimbrough, Trustee, of record in book 1892, page 533, Register's Office for Davidson County, Tennessee,

we, Raymond C. Martin and wife Dorothy C. Martin

have bargained and sold, and by these presents do transfer and convey unto the said J. S. Pratt and wife Lula Y. Pratt their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 36 on the Plan of part of West Grove Subdivision, of record in book 421, page 109, R.O.D.C. Tennessee.
Said lot No. 36 fronts 50 feet on the easterly side of 40th Avenue North and runs back between parallel lines 160 feet to an alley.
Being the same property conveyed to Raymond C. Martin and wife Dorothy C. Martin by deed from Roy G. Brown, unmarried, of record in book 1881, page 551, 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. S. Pratt and wife Lula Y. Pratt their heirs and assigns, forever.

And we do covenant with the said J. S. Pratt and wife Lula Y. Pratt 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., except as above set out.

And we, Raymond C. Martin and wife Dorothy C. 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. S. Pratt and wife Lula Y. Pratt their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 20th day of January, 1960.

Raymond C. Martin
Dorothy C. Martin

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