K 3068

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of EIGHT THOUSAND FIVE HUNDRED AND NO/100------
----------($8,500.00)---------- DOLLARS

Cash in hand paid by William B. Martin and wife, Elizabeth Royster Martin, the receipt of which is hereby acknowledged,

B & D DEVELOPMENT COMPANY
A Tennessee Corporation with its principal office and place of business at
Nashville, Tennessee

has, ~~have~~ bargained and sold, and by these presents do/~~does~~ transfer and convey unto the said William B. Martin and wife, Elizabeth Royster Martin, 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. 67 in Neil S. Brown's Addition, of record in Book 57, Page 50, Register's Office for said County.

Said Lot No. 67 fronts 50 feet on the east side of Myrtle Street and extends back easterly 195.1 feet on its northerly margin and 163.5 feet on its southerly margin to an alley, having a frontage of 59.1 feet on said alley.

Being the same property conveyed to B & D Development Company by deed from J. S. Kollaskie and wife, Roberta W. Kollaskie, of record in Book 2964, Page 175, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set-back lines which are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William B. Martin and wife, Elizabeth Royster Martin, their heirs and assigns, forever.

And it does ~~they~~ covenant with the said William B. Martin and wife, Elizabeth Royster Martin, that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And B & D Development Company do/~~do~~ further covenant and bind itself, its ~~successors~~ and representatives, to warrant and forever defend the title to the said land to the said William B. Martin and wife, Elizabeth Royster Martin, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, B & D DEVELOPMENT COMPANY, A Corporation aforesaid has ~~Witness~~ ~~hand~~ ~~day~~ caused this instrument to be executed by its duly authorized officers this 13th day of April, 1960.

B & D DEVELOPMENT COMPANY

ATTEST:

Evelyn Strasser
Evelyn Strasser, Secretary

BY W. L. Bainbridge Jr.
W. L. Bainbridge, Jr., President

(Corporation Acting without Seal)

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of _____, 19__

Commission expires _____

_____
Notary Public

PG 99