WARRANTY DEED READ E FOLD JR FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of ----------TEN AND NO/100 ---------- ---------- DOLLARS ($ 10.00), Cash in hand paid by Dana J. Martin and wife, Marie K. Martin, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by Dana J. Martin and wife, Marie K. Martin, of a Deed of Trust dated April 10, 1956, recorded April 12, 1956, of record in Book 2514, page 409 Register's Office for Davidson County, Tennessee, the balance of Which is $10,237.93, payable to Murphree Mortgage Company of Nashville, We

William Rice Barnes and wife, Betty T. Barnes

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Dana J. Martin and wife, Marie K. Martin

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 105 on the plan of Woodberry Park as of record in Book 2133, pages 117, 118 and 119, Register's Office for Davidson County, Tennessee.
Said Lot No. 105 fronts 90 feet on the Northerly side of Woodberry Drive and runs back between lines, measuring 193.9 feet on the west line and 179.6 feet on the east line to a dead line in the rear, measuring 95 feet thereon.
Being the same property conveyed to William Rice Barnes and wife, Betty T. Barnes, by deed from W. F. Rader and wife, Gladys Rader, of record in Book 2499, Page 640, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 22nd day of April, 1960

William Rice Barnes
Betty T. Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James M. Foster, a Notary Public in and for the State and County aforesaid, personally appeared the within named William Rice Barnes and wife, Betty T. Barnes

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

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this, the 22nd day of April, 1960

James M. Foster
Notary Public

My commission expires: November 17, 1963

Ent "FOSTER REALTY CO."

WARRANTY DEED 82164

From
William Rice Barnes and wife,
Betty T. Barnes

To
Dana J. Martin and wife,
Marie K. Martin

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 2 day of MAY A.D. 1960 at 1:11 o'clock P.M.
Noted in Book 95 Page 632
Recorded in Book Fee
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy
Ent. No.

DOCUMENTARY $.55 TENN. $.55
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NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE