BK 3130

2868

WARRANTY DEED

FROM

O. G. Pennington Et Ux

TO

Grover Leon Martin, Et Ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day of SEP A.D. 1960 at 12:15 o'clock P. M.
Noted in Book 3130 Page 723
Recorded in Book Page
Recording Fee $2.00



PROVIDENT TRUST COMPANY

For and in Consideration of the sum of Ten & NO/100ths - - - - - - - - - - - -

($10.00) DOLLARS

cash in hand paid by Grover Leon Martin and wife, Marie Martin, and other good and valuable considerations, the receipt of which is hereby acknowledged. For Four Thousand Nine Hundred Forty-Five & 31/100ths ($4,945.31) Dollars the said Grover Leon Martin and wife, Marie Martin hereby assumes and agree to pay the sum of $4,945.31, representing the unpaid balance of a loan in the original amount of $5,000.00, secured by Deed of Trust to James B. Turner, Trustee, of record in Book 3051, page 464, Register's Office for Davidson County, Tennessee.

We, O. G. Pennington and wife, Mattie Evelyn Pennington

have bargained and sold, and by these presents do transfer and convey unto the said GROVER LEON MARTIN and wife, MARIE 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 the 12th Civil District of Davidson County, Tennessee, being part of lot No. 42 on the Map of John L. Gordon's Subdivision, as of record in Book 843, Page 61, Register's Office for said County, and the northwest rectangular part of lot No. 17 on the Map of Section 2, C. L. Morris Subdivision, as of record in Book 2133, Page 56 said Register's Office, described together as follows: Beginning on the easterly margin of Gerald Street at the southwest corner of the property conveyed to Earl Groves and wife, by deed from Clyde L. Morris and wife, of record in Book 1715, Page 555, said Register's Office; thence with said Groves' southerly line south 74 deg. 32' East 65 feet to said Groves' southeast corner; thence south 71 deg. 04' East 64.15 feet to an iron pin in the westerly line of the property owned by C. D. Buchanan; thence with his line south 21 deg. 05' West 95.2 feet to a point in the northerly line of Lot No. 17 on said plan of Section 2, C. L. Morris Subdivision; thence south 21 deg. 05' West 8.75 feet to an iron pin; thence north 66 deg. 33' West 129 feet to an iron pin which is 8.75 feet south of the northwest corner of said Lot No. 17, said point being also in the easterly margin of said Gerald Street; thence with the easterly margin of said Street north 21 deg. 05' east 89.8 feet to the beginning. Being the same real property conveyed to O. G. Pennington and wife, Mattie Evelyn Pennington, by three deeds, one from A. L. Johnson and wife, dated June 6, 1956, filed June 7, 1956, of record in Book 2541, page 465, one from Leslie C. Glenn and wife, dated February 24, 1960, filed April 4, 1960, of record in Book 3034, page 483, and the other from Clyde L. Morris and wife, dated April 1, 1960, filed April 4, 1960, of record in Book 3034, Page 465, all of said Register's Office.

Taxes for 1960 assumed by purchasers, same having been pro-rated as of date hereof. The above property is conveyed subject to easements for public utilities, 30-foot building setback line from Gerald Avenue as shown on plan of record in Book 2133, page 56, and restrictive covenants of record in Book 1380, page 221, Book 1554, page 180, Book 1554, page 173, Book 1554, page 201, and Book 1715, page 93, Book 1554, page 180, and Book 2043, page 579, said Register's Office.

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