BK 3161

WARRANTY DEED

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, paid by the grantee, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $ 7,491.39 of an original note dated October 6, 1955, in the amount of $8,550.00, which note is secured by a Deed of Trust executed by Fred C. Martin and wife, to Herschel Greer, Trustee, of record in book 2467, page 305, Register's Office for Davidson County, Tennessee.

We, Fred C. Martin and wife, Doris M. Martin,

have bargained and sold, and by these presents do transfer and convey unto the said Mildred Brewer Brown, her

heirs 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. 66 on the Map of Battlewood, Section I, as of record in book 1835, page 31, Register's Office for said County.

Said Lot No. 66 fronts 125 feet along a curve on the northerly margin of Dover Road and extends back between lines 276.78 feet on the easterly line and 182 feet on the westerly line to a dead line in the rear measuring 104 feet thereon.

Being the same real property conveyed to Fred C. Martin and wife, Doris M. Martin, by deed from Eugene D. Lysell and wife, dated October 6, 1955, filed November 9, 1955, and recorded in book 2482, page 291, said Register's Office.

This conveyance is made subject to restrictions of record in book 1911, page 67, and in book 1494, page 513, Register's Office, Davidson County, Tennessee, and by instrument of record in book 2031, page 352, R.O.D.C.Tennessee, the setback line was reduced to 50 feet from Dover Road, and ten-foot easement for public utility purposes along rear line of premises, 60-foot building setback line from Dover Road, and conditions of owners certificate, as shown on plan of record in book 1835, page 31, Register's Office for Davidson County, Tennessee.

We hereby assign and transfer all our right, title and interest in and to the escrow account unto the grantee herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mildred Brewer Brown, her

heirs and assigns, forever.

And we *do covenant with the said* Mildred Brewer Brown,

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, Fred C. Martin and wife, Doris M. 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* Mildred Brewer Brown, her

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our *hand* s *this* 21st *day of* November, *19*60.

Fred C. Martin

Doris M. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* Fred C. Martin and Doris M. Martin

the within named bargainer 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, *Tennessee, this* 21st *day of* November, *19*60.

NOTARY PUBLIC DAVIDSON CO. TENN. LARGE SEAL

Hugh J. Bradley *Notary Public*

Commission expires [illegible]

BK 3161 PG 477