K 3186

For and in consideration of the sum of $ 10.00

TEN AND NO/100 ---------- DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated Feb. 26, 1960, executed by the grantors herein, payable to The Prudential Insurance Company of America, for the sum of $12,500.00, with interest at 6% per annum, both principal and interest payable $80.63 monthly, and said debt secured by an instrument of record in Book 3046, page 45, Register's Office for Davidson County, Tennessee.

WE, JESSE E. MARTIN AND WIFE, SARA MARTIN,

have bargained and sold, and by these presents do transfer and convey unto the said LUTHER L. LUTON, JR., AND WIFE, ELISE LUTON,

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. 17 on the Plan of Southmeade, as of record in Book 1835, pages 118 and 119, Register's Office for said County, and described as follows: BEGINNING at a point on the westerly margin of Prescott Road, at the common corner of Lots No. 17 and 18; thence with the line between said lots, westerly 270 feet to a corner of Lot No. 16; thence with the line between said Lots 16 and 17, southerly 214.1 feet to a point on the northerly margin of Southmeade Parkway; thence with the margin of the same, esstwardly, along a slight curve, 146.3 feet to a point, and continuing with the margin of the same, eastwardly 46.8 feet to the beginning of a curve; thence along said curve, northeastwardly 30.4 feet to a point in the easterly margin of Prescott Road; thence with the margin of said Road, northwardly 154 feet to the beginning.

Being the same property conveyed to Jesse E. Martin, by deed from Thomas J. Williams and wife, as of record in Book 3030, page 479, 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 LUTHER L. LUTON, JR., AND WIFE, ELISE LUTON, their heirs and assigns, forever.

And we do covenant with the said LUTHER L. LUTON, JR., AND WIFE, ELISE LUTON, 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.

And we, the grantors, herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of March, 19 61

Sara Martin

Jesse E. Martin

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Jesse E. Martin and wife, Sara Martin, 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, Tennessee, this 27th day of March, 19 61.

Commission expires May 16th 1964

Notary Public
State at Large

Warranty Deed
G-142905-Jmn

From
JESSE E. MARTIN, ET UX.

To
LUTHER L. LUTON, JR., ET UX.

WHEN PUT IN TENN. TITLE CO., BOX

REGISTER'S OFFICE
DAVIDSON COUNTY
Received for record 27
day of MAR A.D. 1961
at 3:17 o'clock P.M.
Noted in Book 52 Page 342
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Mc Conathy D.C.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

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