K 3222

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($8500.00)

------Eighty Five Hundred & NO/100th. ---------- DOLLARS

$4,544.78 cash in hand paid, by Ernest E. Rinehart, the receipt of which is hereby acknowledged. For the remainder the Grantee assume and agrees to pay a Vendor's Lien retained in the deed from Elmer F. Leath and wife, Helen G. Leath, to Luther Martin and wife, Floy Lou Martin, of record in Book 2858, page 346, said Register's Office, to secure the payment of one note of even date, in the principal sum of $6,550.00, now reduced to $3,955.22, payable $63.92 monthly, which includes principal and interest at 6% per annum, first payment payable January 6, 1959, and monthly thereafter.

We, Luther Martin and wife, Floy Lou Martin

have bargained and sold, and by these presents do transfer and convey unto the said Ernest E. Rinehart,

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 295 on the Plan of McEwen Place, as of record in Book 332, page 133, Register's Office for said County.

SAID Lot No. 295 fronts 34 feet on the southerly side of Ordway Place and runs back 140.3 feet on the easterly line with the westerly margin of a 30 feet driveway and 140 feet on the westerly line to an alley, measuring 41 feet thereon.

BEING the same property conveyed to Luther Martin and wife, Floy Lou Martin, by deed from Elmer F. Leath and wife, Helen G. Leath, of record in Book 2858, page 346, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ernest E. Rinehart,

his heirs and assigns, forever.

And we do covenant with the said Ernest E. Rinehart

that lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as stated above and 1961 taxes, which have been prorated and assumed by purchaser.

And We, Luther Martin and wife, Floy Lou 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 Ernest E. Rinehart,

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

Witness our hand s this 5th. day of May, 19 61

Luther Martin

Floy Lou Martin

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