BK 3226

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Thirteen Thousand Three Hundred and No/100 -------
----------($13,300.00) ----------DOLLARS
Cash in hand paid by Bobby Lee Martin and wife, Gwen H. Martin, the receipt of which is hereby acknowledged,

HILLVIEW CO.,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has bargained and sold, and by these presents do/es transfer and convey unto the said Bobby Lee Martin and wife, Gwen H. 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 Davidson County, Tennessee, being Lot No. 136 on the Map of Southwood Subdivision, as of record in Book 2663, page 126, Register's Office for Davidson County, Tennessee.

Said lot No. 136 fronts 85 feet on the northerly side of Ash Grove Drive and runs back 365.21 feet on the easterly line and 386.77 feet on the westerly line, which is a broken line, to a dead line, measuring 89.8 feet thereon.

Being a part of the same property conveyed to Hillview Co., a Tennessee corporation by deed from J. H. McPherson, of record in Book 2858, page 626, 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 said Bobby Lee Martin and wife, Gwen H. Martin their heirs and assigns, forever.

And it does/do covenant with the said Bobby Lee Martin and wife, Gwen H. Martin that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And Hillview Co. do/es further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Bobby Lee Martin and wife, Gwen H. Martin, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF HILLVIEW CO., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 30th day of May, 1961.

HILLVIEW CO.

By: M. T. McPherson, President.

PG 493