WARRANTY DEED　　　　TOM G. COLEMAN FORM

For and in consideration of the sum of Ten and no/100 -($ 10.00) DOLLARS, cash in hand paid to the seller by the purchaser the receipt of which is hereby acknowledged and in addition this conveyance is made subject to an indebtedness secured by a written lien of record in Book 2513 , page 525 ; Book ____ , page ______ , Register's Office for Davidson County, Tennessee.

* and other good and valuable considerations

Joe Boyd Martin and wife, Jo Ann Martin,

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Roy P. Angel, Trustee, with full power to mortgage, sell and convey without the joinder of any beneficiary.

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

Land in the Third Civil District of Davidson County, Tennessee, being Lot No. 33 on the Map of Maplecrest, of record in Book 1835, pages 27 and 28, Register's Office for said County.

Said Lot No. 33 fronts 70 feet on the southerly side of Maplecrest Drive and extends back between lines 150.4 feet on the westerly side and 150.3 feet on the easterly side to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Joe Boyd Martin, single, by deed from Walter H. Smith and wife, Ruby F. Smith, of record in Book 2706, page 391, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants and easements of record in the 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 Seller, his heirs, successors, and assigns, forever.

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any gender.

Witness our hands this 31 day of Aug. , 19 60.

Joe Boyd Martin

Jo Anne Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dewey W. Pedigo, a Notary Public in and for the State and County aforesaid, personally appeared the within named Joe Boyd Martin ~~[illegible]~~ the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 31 day of Aug. , 19 60 .

Dewey W. Pedigo
Notary Public

My commission expires: 10-27-62