3347

For and in consideration of the sum of Ten & No/100 - - - - - - - - - - - - - - - - - - -

- ($10.00) - **DOLLARS**
Cash in hand, paid this date, and other good and valuable considerations; the receipt of all of which is herein acknowledged;

W. E. Martin and wife, Magnolia McG. Martin,

have bargained and sold, and by these presents do transfer and convey unto the said Alfred Leverne Hall and wife, Margie Mai Hall,

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:** Being part of Lot B on the Revised and Corrected Map of W. P. Ready's Subdivision of the E. H. Thornton Tract, as of record in Book 332, Page 110, Register's Office for said County, and described according to a copy of a survey made by Z. J. Wilkinson, Surveyor, dated May 18, 1959, as follows:
Beginning at a point in the South margin of Sarver Avenue, formerly Madison Avenue, 240 feet east of the east margin of Pierce Avenue, as established by decree of record in Minute Book 54, Page 554, of the Third Circuit Court; thence with the margin of Sarver Avenue, easterly 60 feet to a point; thence southerly 200 feet to a point; thence westerly 60 feet to a point; thence northerly 200 feet to the point of beginning.
Being the same real property conveyed to W. E. Martin and wife, Magnolia McG. Martin by deed from E. C. Chance & Son Realty Company, Inc., dated June 2, 1960, filed June 8, 1960 and recorded in Book 3074, Page 395 as corrected by deed dated January 6, 1961 filed January 9, 1961 and recorded in Book 3177, Page 245, said Register's Office.

This conveyance is made subject to Easements and Restrictive Covenants of record in Book 1083, Page 389, and Book 3030, Page 581, Register's Office, 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 Alfred Leverne Hall and wife, Margie Mai Hall their **heirs and assigns, forever.**

And We **do covenant with the said** Alfred Leverne Hall and wife, Margie Mai Hall, **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 taxes for the year 1962, which have been prorated and will be paid by Alfred Leverne Hall and wife, Margie Mai Hall.

And W. E. Martin and wife, Magnolia McG. 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** Alfred Leverne Hall and wife, Margie Mai Hall, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 12th **day of** March, 1962

W E Martin

Magnolia McG. Martin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Katie M. Kord, **a Notary Public in and for said County and State, the within named** W. E. Martin and wife, Magnolia McG. 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 office, this 12th **day of** March, 1962

Commission expires Jan. 28, 1963.

Katie M. Kord
Notary Public

$6,500.00

WARRANTY DEED

FROM

W. E. Martin et ux

89411

TO

Alfred Leverne Hall et ux

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