K 3399

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the further consideration that the grantees, Henry Lewis Martin and wife, Lucile Arneta Martin, have assumed and agreed to pay the unpaid balance of $10,641.32 of a note dated April 2, 1958, in the original principal sum of $11,650.00, payable to Kimbrough Phillips Company in monthly installments and secured by a deed of trust of record in Book 2760, page 465, Register's Office for Davidson County, Tennessee,

we, Oscar W. Layne and wife, Edna T. Layne, have bargained and sold, and by these presents do transfer and convey unto the said Henry Lewis Martin and wife, Lucile Arneta Martin, 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. 3 on the Plan of S. W. Eastes' Subdivision, as of record in Book 1424, page 44, Register's Office for said County.

Said Lot No. 3 fronts 100 feet on the easterly side of Scott Avenue and runs back between parallel lines 270 feet to a dead line.

Being the same property conveyed to Oscar W. Layne and wife, Edna T. Layne, by deed from Max Guthrie and wife, Reba M. Guthrie, of record in Book 2743, page 607, 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 Henry Lewis Martin and wife, Lucile Arneta Martin, their heirs and assigns, forever.

And we do covenant with the said Henry Lewis Martin and wife, Lucile Arneta Martin, 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 1962 taxes which are prorated and assumed by the grantees.

And we, the said grantees, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Henry Lewis Martin and wife, Lucile Arneta Martin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of June, 1962

Oscar W. Layne

Edna T. Layne

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