K 3404

TENNESSEE TITLE COMPANY

For and in consideration of the sum of TEN DOLLARS and other good and valuable considerations, paid to ANDREW EWING, TRUSTEE, hereinafter referred to as the GRANTOR, receipt of which is hereby acknowledged, I, said GRANTOR acting pursuant to the powers conferred upon me by a certain deed of record in Book 2862, page 574, and in an instrument of record in Book 3164, page 75, Register's Office for Davidson County, Tennessee, to which reference is made for the powers herein conferred upon me, have bargained and sold and by these presents do transfer and convey unto Blanche C. Martin, for her sole and separate estate free from the marital rights for her present or any future husband their heirs and assigns, hereinafter referred to as the GRANTEES, certain land in Davidson County, Tennessee, described as follows, to wit: BEING Lot No. 678 on the Plan of Caldwell Hall, Section VII, of record in Book 3500, page 19, Register's Office for said County.

Said Lot No. 670 fronts 80 feet on the south side of Elysian Fields Road, and extends back 140.1 feet on the west line and 156.7 feet on the east line, to a dead line in the rear, which is a broken line on which it measures 82.69 feet.

[illegible] of the property was sold to Elmer D. Davis, Jr. and Andrew Ewing, as Substitute Trustees [illegible] Book 3164, page 75, having been appointed Substitute Trustees by instrument of record in Book 2862, page [illegible] Register's Office, to which reference is made for the powers conferred upon me. Said instrument further provides that either of said Trustees may make this conveyance.

This conveyance is made expressly subject to the following: 1. Restrictive covenants of record in Book [illegible] Register's Office. 2. The recorded plat, showing said property. 3. Certificate of [illegible] and other easements.

I do hereby bind myself and my heirs to warrant and forever defend the said property to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever, insofar as I, the Trustee, am authorized by the terms of the said deed of trust to do so.

Witness my hand this 10th day of January, 1962.

Andrew Ewing, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee, the bargainor, 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 10th day of January, 1962.

Commission expires: 11-26-63, Notary Public

Warranty Deed

FROM
ANDREW EWING, Trustee

To
BLANCHE C. MARTIN

(Nurphree Mortgage Company)

STATE OF TENNESSEE
DAVIDSON COUNTY
Received and recorded this 10 day of Feb. 1962 at 3:10 o'clock P.M. and duly recorded in Book 3404 Page 27
Fee $7.00
WILSON, Register
By [illegible] D.C.

$13,025.00

DEED TAX 19.50
PROBATE
TOTAL $20.00
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

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