K 3405

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 and other good and valuable consideration, receipt of all of which is hereby acknowledged, we MARY REGAN GREEN and husband ROBERT A. GREEN

have bargained and sold, and by these presents do transfer and convey unto ~~himself~~ Rose B. Martin, her
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 the westerly part of the northerly part of Lot No. 113 on the Plan of Humphrey, Houston and Martin's Addition, as of record in Book 36, Page 117, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 113 fronts 33 1/3 feet on the southerly side of Houston Street and runs back between parallel lines 109 feet to the northerly margin of a private alley.

Being the same property conveyed to Mary Regan Green by deed from William J. Pewitt and wife, Betty J. Pewitt, of record in Book 2697, page 569, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rose B. Martin, her
heirs and assigns, forever.

And we do covenant with the said Rose B. 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 for 1962 taxes which have been pro-rated and are assumed by the purchaser.

And we, Mary Regan Green and husband, Robert A. Green
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Rose B. Martin, her
heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of July, 1962.

Mary Regan Green
Robert A. Green

G 639