K 3429

Book [illegible] Page [illegible] 31

For and in consideration of the sum of $ 10.00

Ten and No/100 DOLLARS,

Cash in hand paid by Charles Edward Sturdivant and wife, Joe Ann Sturdivant, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

F. M. MARTIN AND WIFE, MARIE F. MARTIN,

have bargained and sold, and by these presents do transfer and convey unto the said

CHARLES EDWARD STURDIVANT AND WIFE, JOE ANN STURDIVANT,

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. 27 on the Plan of Riverwood Terrace, as of record in Book 1835, page 134, Register's Office for said County.

Said Lot No. 27 fronts 107 feet on the east side of Cooper Lane, and runs back 191.64 feet on the north line and 113.76 feet on the south line, to a dead line in the rear on which it measures 125 feet.

Being the same property conveyed to F. M. Martin and wife, Marie F. Martin, by deed from Milton Frederick Harbsmeier and wife, as of record in Book 2735, page 280, 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 Charles Edward Sturdivant and wife, Joe Ann Sturdivant, their heirs and assigns, forever.

And we do covenant with the said Charles Edward Sturdivant and wife, Joe Ann Sturdivant, 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, [illegible]

And we, F. M. Martin and wife, Marie F. 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 Charles Edward Sturdivant and wife, Joe Ann Sturdivant, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of August, 19 62.

F. M. Martin

Marie F. Martin

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Lloyd W. Pate, a Notary Public in and for said County and State, the within named F. M. Martin and wife, Marie F. Martin, the bargainors 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 Madison, Tennessee, this 16th day of August, 19 62.

LLOYD W. PATE NOTARY PUBLIC DAVIDSON CO. TENN.

Commission expires May 20, 1963.

Lloyd W. Pate
Notary Public

16509

Warranty Deed

From

F. M. MARTIN & WIFE,
MARIE F. MARTIN,

To

CHARLES EDWARD STURDIVANT & WIFE,
JOE ANN STURDIVANT.

REGISTER'S OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 17 day of AUG A.D. 1962 at 8:31 o'clock A. M.
Noted in Book 1702 Page 210
Recorded in Book [illegible] Page [illegible]
Recording Fee $1.50
JAMES P. WILSON, County Reg.
By [illegible] D.C.

MADISON TITLE C[illegible]

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