BK 3431

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 which is hereby acknowledged, and in further consideration the said Howard Jesse Pinson and wife, Clayta M. Pinson, have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust, executed by Lloyd S. Martin and wife, Lottie Martin, to Miller Kimbrough, Trustee, of record in Book 2463, page 347, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

We, Mickey L. Martin and wife, Joyce F. Martin

have bargained and sold, and by these presents do transfer and convey unto the said Howard Jesse Pinson and wife, Clayta M. Pinson

their 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 Lot No. 123 on the Plan of Rosewood Heights Subdivision, Section 3, of record in Book 2133, page 61, Register's Office for said County, more particularly described as follows:

Beginning at a point on the southerly margin of Rosebank Avenue, the common corner of Lots 123 and 124; thence along the margin of said Avenue in a westerly direction 72 feet to the beginning of a curve; thence around said curve in a westerly and southerly direction 39.3 feet to a point in the easterly margin of an unnamed street; thence along the margin of said unnamed street in a southerly direction 215 feet to the southwest corner of the lot herein described; thence in an easterly direction along the rear of the lot, 97 feet to the common rear corner of Lots 123 and 124; thence in a northerly direction along the line between said lots 240 feet to the point of beginning.

Being the same property conveyed to Mickey L. Martin and wife, Joyce F. Martin, by deed from Lloyd S. Martin and wife, Lottie Martin, of record in Book 3428, page 45, 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 Howard Jesse Pinson and wife, Clayta M. Pinson

their heirs and assigns, forever.

And We do covenant with the said Howard Jesse Pinson and wife, Clayta M. Pinson

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 as hereinabove set out.

And we, Mickey L. Martin and wife, Joyce 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 Howard Jesse Pinson and wife, Clayta M. Pinson

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 27th day of August, 1962

Mickey L. Martin

Joyce F. Martin

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