#156568

WARRANTY DEED

For and in consideration of the sum of Ten & No/100 ($10.00) - DOLLARS
Cash in hand, paid this date, and other good and valuable considerations; the receipt of all of which is herein acknowledged;

GLADYS MARTIN (A widow)

have bargained and sold, and by these presents do transfer and convey unto the said John C. Gregory and wife, Elizabeth Day Gregory,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Being a part of the south part of Lot No. 50 of Block "D" on the unrecorded Plan of Marthonna and described as follows:
BEGINNING at an iron pin in the south margin of Vantrease Road, which is 150.6 feet east of a concrete monument set in the south margin of Vantrease Road, south of and opposite a concrete monument at the northeast intersection of Vantrease Road and Marthonna Road East, being the northeast corner of a lot that was conveyed to Mary E. Tudor by deed from R. H. Tudor and wife, of record in Book 2487, Page 441, Register's Office for said County; thence with the margin of Vantrease Road, South 87 degrees 25' East 150.6 feet to an iron pin at the northwest corner of the lot that was conveyed to James N. McSwiney and wife, by deed from R. H. Tudor and wife, of record in Book 2145, page 138, said Register's Office; thence with McSwiney's west line, South 2 degrees 40' West 323.77 feet to a point; thence North 88 degrees 29' West 150.6 feet to Mary E. Tudor's southeast corner; thence with her east line, North 2 degrees 40' East 326.57 feet to the point of beginning.
Being the same property conveyed to Kenneth Martin and wife, Gladys Martin, by deed from E. C. Chance & Son Realty Company, Inc., of record in Book 2925, page 631, Register's Office for said County, the said Kenneth Martin having since died.
This conveyance is made subject to set-back line 70 feet from Vantrease Road and a 10 foot easement for public utilities along the southerly rear line of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John C. Gregory and wife, Elizabeth Day Gregory, their *heirs and assigns, forever.*

And I *do covenant with the said* John C. Gregory and wife, Elizabeth Day Gregory, that I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Gladys Martin, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* John C. Gregory and wife, Elizabeth Day Gregory, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness my *hand this* 12th *day of* November, 19 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

L. Eugene Gatton — Gladys Martin
Wonita C. St. John

STATE OF [redacted] Florida
COUNTY OF [redacted] Seminole

Personally appeared before me, L. Eugene Gatton, *a Notary Public in and for said County and State,* Gladys Martin (a widow)

the within named bargainor , with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Altamonte Springs, Florida [redacted]
this 12th *day of* November, 19 62

NOTARY PUBLIC STATE of FLORIDA at LARGE
MY COMMISSION EXPIRES JUNE 28, 1966
BONDED THROUGH FRED W. DIESTELHORST
Commission expires

L. Eugene Gatton *Notary Public*

L. EUGENE GATTON NOTARY PUBLIC STATE OF FLORIDA