K 3534

WARRANTY DEED

For and in consideration of the sum of $10.00

Ten and No/100 *DOLLARS*

Cash in hand and other good, valuable, and sufficient consideration, the receipt of which of all which is hereby acknowledge.

We, Timothy C. Martin and Thelma Lawson *have bargained and sold, and by these presents do transfer and convey unto the said* Hester Battery Co.

his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being the easterly half of lot No. 60 on the Map of Guilford Dudley's Addition to Nashville, as of record in book 332, page 73, Register's Office for said County.

Said part of lot No. 60 fronts 26 feet on the northerly side of Culvert Street and extends back 80½ feet on the easterly line and 80 feet, more or less, on the westerly line to an alley, measuring 25 feet thereon.

Being the same real property conveyed to Wm. P. Martin by deed from Guilford Dudley, dated January 2, 1894, filed January 2, 1894, and recorded in book 182, page 596, said Register's Office. The said Wm P. Martin having since died leaving Timothy C. Martin and Thelma Martin Lawson as his only heirs-at-law.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hester Battery Co.

his *heirs and assigns, forever.*

And we *do covenant with the said* Hester Battery Co. *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 1917 to 1958 State and County Taxes, which is to be paid by said Hester Battery Co.

And we, Timothy C. Martin and Thelma Lawson *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Hester Battery Co.

his *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand*s *this* 17th *day of* April, *1963 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Timothy C. Martin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leon S. Ruben, *a Notary Public in and for said County and State,* Timothy C. Martin and Thelma Lawson

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

Witness my hand and official seal at Nashville, *this* 17th *day of* April, *19* 63

Leon S. Ruben
Notary Public

Commission expires Feb 19, 1967

LEON S. RUBEN Tennessee NOTARY PUBLIC DAVIDSON COUNTY

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