BK 3613

For and in consideration of the sum of TEN AND NO/100 - - - - - - - - - - - - - - - - - -

- -$10.00 *DOLLARS*

cash in hand paid by ODIS J. BENNETT AND WIFE, ROSA L. BENNETT, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, THAXTON W. MARTIN AND WIFE, THELMA B. MARTIN, *have bargained and sold, and by these presents do transfer and convey unto the said* ODIS J. BENNETT AND WIFE, ROSA L. BENNETT,

their *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 Lot No. 12 of Block "J" on the Map of Power and Roth's Revised Madison Park Subdivision, as of record in Book 843, page 7, Register's Office for said County.

Said Lot No. 12 fronts 60 feet on the easterly side of Walnut Avenue, and runs back between parallel lines 200 feet to a dead line.

Subject property is improved with a one family residence and is known as 833 Walnut Street, Madison, Tennessee.

BEING the same property conveyed to THELMA B. MARTIN, by deed from James R. Crimmons and wife, as of record in Book 2013, page 52, 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 ODIS J. BENNETT AND WIFE, ROSA L. BENNETT their *heirs and assigns, forever.*

And we *do covenant with the said* ODIS J. BENNETT AND WIFE, ROSA L. BENNETT *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 by taxes for the year 1963, which have been prorated and adjusted and are hereby assumed by the grantee.

And we, THAXTON W. MARTIN AND WIFE, THELMA B. 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* ODIS J. BENNETT AND WIFE, ROSA L. BENNETT, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 5th *day of* August, 19 63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

(Thaxton W. Martin)

(Thelma B. Martin)

STATE OF [redacted]
COUNTY OF [redacted]

Personally appeared before me, ..., *a Notary Public in and for said County and State,* THAXTON W. MARTIN AND WIFE, THELMA B. MARTIN,

the within named bargainor s, *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 [redacted]
this 8 5th *day of* August, 1963

Notary Public

Commission expires Oct 14, 1963

79630

WARRANTY DEED
FROM
Thaxton W. Martin & wife
TO
Odis J. Bennett et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day
of AUG A.D. 1963
at 3:42 o'clock P M
Noted in Book 106 Page 231
Recorded in Book Page
Recording fee $ 2.00
Register
by Deputy Reg.

PG 24