BK 3671

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00

TEN AND NO/100---------- DOLLARS

CASH IN HAND PAID BY BENNY C. MARTIN AND WIFE, EPSEY LEE MARTIN, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE FURTHER CONSIDERATION THAT THE GRANTEES HEREIN ASSUME AND AGREE TO PAY THE REMAINING BALANCE OF A NOTE OWING TO KIMBROUGH-PHILLIPS CO., IN THE ORIGINAL AMOUNT OF $13,050.00, OF RECORD IN BOOK 3113, PAGE 461, RODC, TENNESSEE.

WE, CHARLES R. WILLIS AND WIFE, LOIS L. WILLIS

_____ have bargained and sold, and by these presents do transfer and convey unto the said BENNY E. MARTIN AND WIFE, EPSEY LEE MARTIN, 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. 120 ON THE PLAN OF PRIMROSE ACRES, SECTION 2, OF RECORD IN BOOK 2900, PAGE 44, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO. 120 FRONTS 130.02 FEET ON THE SOUTHEASTERLY SIDE OF CAMPBELL ROAD AND EXTENDS BACK 317.5 FEET ON THE NORTHEASTERLY LINE AND 321.2 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE MEASURING 127 FEET THEREON.
BEING THE SAME PROPERTY CONVYED TO CHARLES R. WILLIS AND WIFE, LOIS L. BY DEED FROM GAINES & GREGORY CONSTRUCTION CO., INC. OF RECORD IN BOOK 3104, PAGE 399, SAID REGISTER'S OFFICE.

BACK TO THE POINT OF BEGINNING: SAID PROPERTY IS IMPROVED AND IS KNOWN AS 820 NEW CAMPBELL ROAD, MADISON, TENNESSEE.

SEND TAX STATEMENTS TO: KIMBROUGH-KAVANAUGH, 416 UNION STREET, NASHVILLE, 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 BENNY E. MARTIN AND WIFE, EPSEY LEE MARTIN, THEIR _____ heirs and assigns, forever.

And WE do covenant with the said BENNY E. MARTIN AND WIFE, EPSEY LEE MARTIN _____ 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 HEREIN SET FORTH ABOVE.

And WE, CHARLES R. WILLIS AND WIFE, LOIS L. WILLIS do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said BENNY E. MARTIN AND WIFE, EPSEY LEE MARTIN, THEIR _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 17TH day of DECEMBER, 19 63

Charles R. Willis

Lois L. Willis

PG 291