BK 3710

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of

Ten Dollars ($10.00) ---------- DOLLARS

cash in hand paid and other good and valuable consideration, to wit, love and affection of my daughter, Margaret Heer Martin,

I have bargained and sold, and by these presents do transfer and convey unto the said Margaret Heer Martin her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 35th District of the Metropolitan Government of Nashville and Davidson County, Tennessee, which was formerly the Civil District of Davidson County, Tennessee, which is more particularly described according to a survey by James A. Hamilton, Jr., surveyor, dated December 13, 1947 for Mr. Robert Fred Heer, said survey not of record:

Beginning at a steel bar on the southern side of U. S. Highway 70 N. also known as Charlotte Pike as relocated, said bar being in the center of the old Sawyer Brown Road, now abandoned; thence south 6° 0' east 351.2 feet more or less to a railroad stake which marks the southeast corner of the J.J. Heer tract; thence north 87° 55' 24" west, 92.53 feet to a stake marking the southeasterly corner of the Robert Fred Heer tract; thence north 11° 30' west 249 feet to a point on the southern margin of U.S. Highway 70N; thence north 45° 53' east along said southern margin of the highway, 196.7 feet to the point of beginning containing .72 acres more or less and being part of the same property conveyed to Jacob J. Heer, now deceased and wife, Jessie Evans Heer by Deed of Record in Book 782, page 560, 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 Margaret Heer Martin her heirs and assigns, forever.

And I do covenant with the said Margaret Heer Martin 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, Mrs. Jessie Evans Heer do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Margaret Heer Martin her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 27 day of April, 1964

Mrs. Jessie Evans Heer.

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