BK 3769

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 Ailene V. Card, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Myrtle V. Martin

_____ have bargained and sold, and by these presents do transfer and convey unto the said Ailene V. Card

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 10th Civil District of Davidson County, Tennessee, described according to a survey made by Richard Omohundro, Surveyor, May 30, 1964, as follows:
Beginning at an iron pin in a ditch at the northeast corner of the property conveyed to Anita E. Davy by deed from Myrtle V. Martin of record in Book 2045, page 557, Register's Office for said County; thence with said Davy's northern boundary line south 74° 30' west 150 feet to an iron pin; thence north 16° 30' west 247.5 feet; thence north 3° 30' west 445.5 feet; thence north 79° west 693 feet to a stone; thence north 3° 30' east 627 feet; thence south 83° 30' east 962.3 feet; thence north 82° 15' east 423.7 feet to a post; thence south 27° 15' east 1111 feet, more or less, to said ditch; thence with said ditch south 58° 15' west 58.3 feet to an iron pin; thence south 68° 45' west 100 feet to an iron pin; thence south 57° west 170 feet to an iron pin; thence south 64° west 90 feet to an iron pin; thence north 77° west 100 feet to an iron pin; thence south 74° 15' west 150 feet to an iron pin; thence south 66° 15' west 300 feet to an iron pin; thence south 40° 30' west 90 feet to an iron pin; thence north 59° west 90 feet to the beginning, containing 39.3 acres, more or less.
Being part of the real property conveyed to Myrtle V. Martin by deed from Toccoa B. Myers, dated September 26, 1951, filed September 28, 1951, and recorded in Book 2022, page 577, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ailene V. Card
her _____ heirs and assigns, forever.

And I do covenant with the said Ailene V. Card
_____ 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, Myrtle V. 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 Ailene V. Card
her _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 20th day of June, 19 64

Myrtle V. Martin

PG 305