WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 6D 81840
SEND TAX NOTICES TO: Harold E. Martin
ADDRESS: 314 Binkley Drive, Nashville, Tennessee

For and in Consideration of the sum of $10.00----------

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

Cash in hand paid by the grantees herein, 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 unpaid balance of a note dated July 12, 1961, executed by Archie B. Smith and wife and assumed by the grantors herein, payable to Murphree Mortgage Company, for the original sum of $14,700.00, both principal and interest payable $81.29 monthly, and debt having been secured by a deed of trust of record in Book 3268, page 69, Register's Office for Davidson County, Tennessee, and said debt having since been assigned to Union Square Savings Bank, by an instrument of record in Book 3270, page 360, said Register's Office, WE, GLENN E. BAXTER AND WIFE, RUTH E. BAXTER

have bargained and sold, and by these presents do transfer and convey unto the said HAROLD E. MARTIN AND WIFE, ANNETTE B. 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. 399 on the Plan of Section III, Caldwell Hall, as of record in Book 2900, page 131, Register's Office for said County.
Said Lot No. 399 fronts 85 feet on the easterly side of Binkley Drive and runs back between lines, 227.6 feet on the northerly line and 174.8 feet on the southerly line to a dead line in the rear on which it measures 132 feet.
Being the same property conveyed to Glenn E. Baxter and wife, Ruth E. Baxter, by deed from Archie B. Smith and wife, as of record in Book 3401, page 552, said Register's Office.
This conveyance is made subject to restrictions recorded in Book 1788, page 108, and in Book 3164, pagee 222, Register's Office of 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 Harold E. Martin and wife, Annette B. Martin

their **heirs and assigns, forever.**

And we **do covenant with the said** Harold E. Martin and wife, Annette B. 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,** all taxes assumed by grantees.

And Glenn E. Baxter and wife, Ruth E. Baxter

do further covenant and bind themselves, their **heirs and representatives, to warrant and forever defend the title to the said land to the said** Harold E. Martin and wife, Annette B. Martin **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**S **this** 4th. **day of** August, 1964

Glenn E. Baxter

Ruth E. Baxter

STATE OF TENNESSEE
Davidson County

Personally appeared before me, JANE C. COOPER, a Notary Public in and for said County and State, the within named Glenn E. Baxter and wife, Ruth E. Baxter

the 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 Nashville, Tennessee, this 4th. day of August 1964.

Commission expires May 9, 1967

Jane C. Cooper
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Jane C. Cooper, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

GLENN E. BAXTER AND WIFE

RUTH E. BAXTER

TO

HAROLD E. MARTIN AND WIFE

ANNETTE B. MARTIN

AUG 5 3 12 PM '64

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

4838

Attorneys Title Company
Title Guaranteed

NASHVILLE, TENN.

PAID AUG 5 1964
CT

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

AUG 5 1964

STATE TAX $ 22.50
PROBATE 50
TOTAL $ 23.00