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Map 104-11
Par. 298 M.O.

WARRANTY DEED

For and in consideration of the sum of SEVEN THOUSAND FIVE HUNDRED($7,500.00) *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged,

we, Mrs. Ruth Wilson Martin and Mrs. Viola May Martin Jones

have bargained and sold, and by these presents do transfer and convey unto the said Mai Williams Ferrell, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 136 in Bransford Realty Company's Subdivision of the Edgar Jones Home Place, plan of which is of record in Book 421, page 7, of the Register's Office for Davidson County, Tennessee.

Said lot fronts 60 feet on the north side of Blair Boulevard, formerly Long Avenue, and extends back northwardly between parallel lines 159.6 feet, more or less, on the Eastern margin and 158.3 feet, more or less, on the Western margin to an alley.

Said property having been devised to the vendors by will of Miss Viola May Wilson which is of record in Will Book 79, at page 482 of the office of the County Court Clerk of said County; and by said will the vendor Mrs. Ruth Wilson Martin having been devised an undivided two-thirds and the vendor Mrs. Viola May Martin Jones having been devised an undivided one-third interest in said property. Said property is known as 2530 Blair Boulevard, Nashville, Tennessee, and is improved.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mai Williams Ferrell, her *heirs and assigns, forever.*

And we *do covenant with the said* Mai Williams Ferrell *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 for 1964 taxes which have been pro-rated and are assumed by the vendee.

And we, Mrs. Ruth Wilson Martin and Mrs. Viola May Martin Jones *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mai Williams Ferrell, her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* this 16 *day of* October, 1964, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mrs. Viola May Martin Jones

Mrs. Ruth Wilson Martin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James F. Dyer, *a Notary Public in and for said County and State,* Mrs. Ruth Wilson Martin, one of *the within named bargainor* S, *with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Davidson County, *Tennessee, this* 16th *day of* October, 1964.

James F. Dyer *Notary Public*

Commission expires: 6-22-68

NOTARY PUBLIC DAVIDSON CO.

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STATE OF Mississippi }
COUNTY OF Washington }

Personally appeared before me, Sidney F. Stallings Jr., a Notary Public in and for said County and State, Mrs. Viola May Martin Jones, one of the within named bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Leland, Washington County, Mississippi this 10 day of October, 1964.

SIDNEY F. STALLINGS JR. NOTARY PUBLIC WASHINGTON CO. MISS.

Sidney F Stallings Jr. Notary Public

Commission expires Jan 11 1966.

STATE TAX $ 11.25
PROBATE .50
TOTAL $ 11.75

OCT 19 1964

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .....

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

PAID OCT 19 1964
C.T.

Witness my hand and seal, at office in ....., this ..... day of ....., 19.....

..... Notary Public

Commission expires .....

55065

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 19 4 17 PM '64

NOTED: BOOK 110 PAGE 260
RECORDING FEE $ 2.25
DEP. REG. C.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

FROM

Mrs. Ruth Wilson Martin, et al

TO

Mai Williams Ferrell