Mail Tax Statements To:
Vernon E. Martin
120 Windsor Drive
Nashville, Tennessee

BOOK 3893 PAGE 802

Map 128
Par. 5-7
9D22540
9D22575 m.o.

WARRANTY DEED

For and in Consideration of the sum of.....

FIVE AND NO/100 ($5.00)----------*DOLLARS*

cash in hand paid by Vernon E. Martin and wife, Millie M. Martin, receipt of which is hereby acknowledged, I, Zylpha Ann Martin, a widow

.....*have bargained and sold, and by these presents do transfer and convey unto the said* Vernon E. Martin and wife, Millie M. Martin, their .....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT ONE

Beginning at a Hickory, now down, in W. T. Martin's North Line, thence with said Martin's line, south 80° west 32 poles to a beech; thence north 16 1/2° east 120 poles to a stake in Martin O'Brien's south line; thence with his line east 4 poles to a dogwood; thence with John Flynn's west line, south 110 poles to the beginning, containing 10 acres, more or less.

Being the same property conveyed to W. T. Martin and wife, Zylpha Ann Martin, by deed from R. E. Bacon, of record in Book 1281, page 294, Register's Office, Davidson County, Tennessee.

TRACT TWO

Being a tract of land lying in the 9th Civil District of Davidson County, being a part of the land conveyed to a W. H. McCall by Alva Williams, beginning at a beach tree, said beech being the southeast corner of the land herein described and being the southwest corner of a 10 acre tract of land heretofore conveyed by W. H. McCall to Thomas Vaughn by deed recorded in Book 353, page 483, R.O.D.C.,; running thence with the west boundary line of the said Vaughn tract, north 16 1/2° east 120 poles to a point in the north boundary line of the original tract, being the northwest corner of the said 10 acre tract conveyed to Vaughn by McCall; thence with the north boundary line of the original tract west 53.50 poles to a chestnut tree in the west margin of the right of way of the Tennessee Electric Power Company; thence with the westerly margin of said Power Company right of way south 56° west 97 poles to a point in the center drain or branch; thence up said drain south 61° east 11.75 poles to a point; thence south 31 1/2° east 4.25 poles to a point in said drain; thence up said drain and leaving same south 62 3/4° east 13.60 poles to a

point near a beech tree; thence south 1/2° west with the east line of the tract owned by Armour Jones 33 poles to a stone pile in the south boundary line of the original tract; thence with the south boundary line of the original tract south 80° east 81 poles to the beginning; containing 60.73 acres, more or less, the above area includes the right of way of the Tennessee Electric Power Company extended along the west boundary of said land.

Being the same property conveyed to W. T. Martin and wife, Zylpha A. Martin, by deed from W. H. McCall and wife, Stella M. McCall, of record in Book 667, page 148, Register's Office, Davidson County, Tennessee.

Except for & deleting from said Tract Two the following described property, a certain tract or parcel of land in 9th Civil District of Davidson County, State of Tennessee, as follows: Beginning at a stake in a hollow with beech and spicewood PTRS in the south boundary line of original 60.73 acres of which this conveyance is part now W. T. Martin's southwest corner; thence with his line N.31° E.125 poles to a stake with sassafras and dogwood PTRS in the north boundary line of original tract 2 poles west of Pierson's N.W. corner; thence west 51 1/2 poles to a chestnut tree in the west margin of the right of way of the Tennessee Electric Power Company; thence with westerly margin of said Power Company right of way south 56° west 97 poles to a point in the center drain or branch; thence up said drain south 61° east 11 3/4 poles to a point; thence south 31 1/2° east 41/4 poles to a point in said drain; thence up said drain and leaving same south 62 3/4° east 13 3/5 poles to a point near a beech tree; thence south 1/2° west with the east line of the tract owned by Armour Jones, 33 poles to a stone pile in the south boundary line of the original tract; thence with the south boundary line of the original tract south 80° east 43 poles to the beginning containing forty-six and seventy three hundredth (46.73) acres more or less and being the western portion of a tract of 60.73 acres deeded by said W. H. McCall and wife, Stella M. McCall, to me by deed of record in Deed Book No. 667, page 148, R.O.D.C. to which deed reference is made for further particulars.

A good and sufficient right of way over the land herein conveyed is herein reserved forever over and along a road leading to the state highway from that portion of said 60.73 acres not herein conveyed, over a practical route of ingress and egress therefrom to the said road leading to and from said state highway.

Being the same property conveyed to W. H. McCall and wife, Stella M. McCall, by deed from W. T. Martin and wife, Zylpha A. Martin, of record

(continued on last page)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Vernon E. Martin and wife, Millie M. Martin, their *heirs and assigns, forever.*

And I *do covenant with the said* Vernon E. Martin and wife, Millie M. 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 *do further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Vernon E. Martin and wife, Millie M. Martin, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 10th *day of* May, *19*65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Zylpha Ann Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Walter Cody Leaver, Jr., *a Notary Public in and for said County and State, the within named* Zylpha Ann Martin

the bargainor....., 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, *Tennessee, this* 10th *day of* May, *19* 65.

Walter Cody Leaver Jr.
Notary Public.

Commission Expires January 26, 1969

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....
executed the within instrument for the purposes therein contained.

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

....., Notary Public.

Commission Expires.....

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.....

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

.....
Notary Public

Commission Expires.....

In Book 928, page 143, Register's Office, Davidson County, Tennessee.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

BOOK 3893 PAGE 805

WARRANTY DEED

FROM

Zylpha Ann Martin

TO

Vernon E. Martin, and wife, Millie M. Martin

STATE TAX $ 1.65
PROBATE 50
TOTAL $ 2.15

MAY 24 1965

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

PAID MAY 24 1965

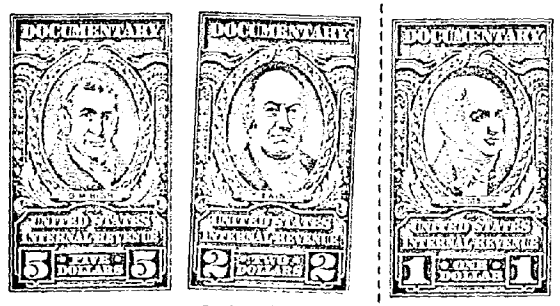
8 1 7 7 5

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 24 12 10 PM '65

RECORDING FEE $ 1.25

DEP. REG. ____



Guaran s of Company

of

Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE