New Owner:
Joseph Milton Waldron
Murfreesboro, Tenn. Rt. 1

Send tax statement:
Same

Map. 149-8
Par. 16
Map. 163
Par. 101
PW

BOOK 4173 PAGE 200

THIS INSTRUMENT WAS PREPARED BY
COFFEY, MASON AND KIDWELL, ATTORNEYS
MURFREESBORO, TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, and the assumption by the grantee herein of a certain indebtedness in the original amount of $5,900.00, as evidenced by a note dated August 4, 1958, and payable at the rate of $61.15 per month, with interest at 4-1/2% per annum, which indebtedness is secured by a deed of trust on the property hereinafter described as TRACT No. 1, and which is of record in Book 2821, page 77, of the Register's Office of Davidson County, Tennessee, to which instrument reference is hereby made for all of its terms and provisions; I, MARTHA CASHION WALDRON, have this day bargained and sold and do hereby transfer and convey unto JOSEPH MILTON WALDRON, his heirs and assigns forever, all my right, title, claim and interest, in and to two certain tracts of real estate situated in DAvidson County, Tennessee, described as follows, to-wit:

TRACT NO. 1: BEING Lot No. 21 on the Plan of Dorhill Acres, Section II, as of record in Book 2331, page 144, Register's office for said County. Said Lot No. 21 fronts 160 feet on the east side of Rural Hill Road and extends back 328.4 feet on the north line and 357.9 feet on the south line which is a broken line, to a line in the rear measuring 109.0 feet.

BEING the same property conveyed to Joe Waldron and wife, Martha Waldron, by deed of James B. Howard and wife, Mary E. Howard, dated May 11, 1960, and of record in Book 3070, page 315, of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a ten-foot easement for public utilities along the southerly and easterly lines of premises, 50-foot building setback line from Rural Hill Road and conditions of owners' certificate as shown on plan in Book 2331, page 144, said Register's Office, and to restrictive covenants contained in an instrument of record in Book 2597, page 476, said Register's Office.

TRACT NO. 2: BEING in the 2nd, formerly the 5th, Civil District of said County and State, described partly according to a survey made by O. M. Sorrel, Surveyor, August, 1941, as follows:

BEGINNING at a southwest corner of the property conveyed to Mary Jane B. Cashion by Dorothy Wright Cameron, et al, by deed of record in Book 1199, page 331, Register's Office for said County, and re-recorded in Book 1224, page 316, said Register's Office, said point being in the eastern boundary line of the property conveyed to James Davis Gregg and wife, by Maggie Lou Cameron Byrd by deed of record in Book 2240, page 391, said Register's Office; thence with the eastern boundary line of said Gregg property north 5° 01' east 187.6 feet and south 89° 35' east 102 feet; thence south 1° 55' east 195 feet, more or less, to the northern boundary line of said Gregg property; thence with said line north 86° 59' west 124 feet, more or less, to the beginning.

BEING the same property conveyed to Joseph Milton Waldron and wife, Martha Cashion Waldron, by deed of Mary Jane B. Cashion, dated June 11, 1957, and of record in Book 2650 page 226 of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to easement for a right-of-way of a pipe line across premises granted Gulf Interstate Gas Company by Russell O. Cashion, Sr., and wife, and other rights as set out in instrument of record in Book 2245, page 273, Register's Office for Davidson County, Tennessee; and twelve-foot easement for right-of-way across the southerly part of premises, as set out in deeds to Mary Jane B. Cashion, of record in Book 1199, page 331, and Book 1224, page 316, said Register's Office.

TO HAVE AND TO HOLD my said interest in and to said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said JOSEPH MILTON WALDRON, his heirs and assigns, forever.

I covenant with the said grantee that I am lawfully seized and possessed of said interest in and to said real estate; that I have a good right to convey the same, and that it is unencumbered except as above set forth.

I further covenant and bind myself, my heirs and representatives, forever to warrant and defend the title to said interest in and to said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

The grantee herein assumes and agrees to pay the 1967 taxes on the within described property.

WITNESS MY HAND this 18th day of September, 1967.

Martha Cashion Waldron
Martha Cashion Waldron

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, Erin H. Linder a Notary Public in and for said county and state, the within named Martha Cashion Waldron, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing (DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Murfreesboro, Tennessee, this 18th day of September, 1967.

Erin H. Linder
Notary Public

My commission expires: July 3, 1970





STATE TAX $ 13.50
PROBATE .50
TOTAL $ 14.00

SEP 22 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID SEP 22 1967 mk

89302

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 22 10 15 AM '67
NOTES BOOK 117 PAGE 366
RECORDING FEE $ 4.50
DEP. REG. 1.50