BOOK 4384 PAGE 600

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue, North
Nashville, Tennessee 37201

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Donald B. Martin, etux | Noel-Palmer Mortgage Co., Inc. | Map 13K-11 |
| (NAME) | (NAME) | Par. 71 |
| 774 Elysian Fields Rd. | Stahlman Building | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | Nashville, Tennessee 37201 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and----------00/100 ($10.00)---------- *Dollars,* cash in hand paid by the grantees; Donald B. Martin, and wife, Margaret A. Martin, and other good and valuable considerations, receipt of which is hereby acknowledged;

I, MARY NELL L. FORD, a widow,

*have this day bargained and sold, and do hereby transfer and convey unto the said* DONALD B. MARTIN, and wife, MARGARET A. MARTIN, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 53 on the Map of Elysian Fields, Section I, as of record in Book 1424, page 81, Register's Office for said County.

Said Lot No. 53 fronts 150 feet on the northeast side of Elysian Fields Road and runs back between lines, 200 feet on the northwest line, 335 feet on the southeast line to a dead line in the rear which is a broken line on which it measures 234.1 feet.

Being the same property conveyed to Edwin Clark Ford and wife, Mary Nell L. Ford, by deed from Clifford B. Thomson and wife, as of record in Book 2743, page 138, said Register's Office, the said Edwin Clark Ford having since died.

This conveyance is made subject to easements, setback lines, etc., as shown on the plan of record in book 1424, page 81; and restrictions of record in book 1715, page 151, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,950.00

Subscribed and sworn to before me, this the 3rd day of December 19 69

Affiant

My commission expires: May 8, 1973 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 774 Elysian Fields Road, Nashville, Tennessee 37211.
(House Number) (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* DONALD B. MARTIN, and wife, MARGARET A. MARTIN, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* DONALD B. MARTIN, and wife, MARGARET A. MARTIN, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 3rd *day of* December, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Nell L. Ford

Mary Nell L. Ford

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Alan C. Jackson, *a Notary Public in and for said County and State,* Mary Nell L. Ford, a widow,

*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, Tennessee
*this* 3rd *day of* December, *19*69.

Alan C. Jackson
*Notary Public*

*Commission expires* May 8, 1973

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* .....

**WARRANTY DEED**

G-213045 FROM
MARY NELL L. FORD
TO
DONALD B. MARTIN, ET UX.

A 6 2 6 7 2

IDENTIF. REFERENCE

DEC 5 11 16 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

Compliments of

**Guaranty Title**

Office of
**Chicago Title Insurance Company**
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

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|---|---|---|---|---|---|---|
| DEC-5 69 | CONV | 32,950.00 | | | | |
| DEC-5 69 | S'TAX | | A* | 85.54 | | |
| DEC-5 69 | PR'FEE | | A* | .50 | | |
| DEC-5 69 | W'DEED | | A* | 3.00 | * | 89.04 |