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WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $10.00 ---------- TEN ---------- AND ---/NO 100 DOLLARS

cash in hand paid by Joe R. Hendrickson and wife, Mary H. Hendrickson, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, Richard D. Walker, Jr., and wife, Dorothy P. Walker, have bargained and sold, and by these presents do transfer and convey unto the said Joe R. Hendrickson and wife, Mary H. Hendrickson, 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. 2 on the Map of Evergreen Heights, as of record in Book 1130, page 19, Register's Office for said County.
Said Lot No. 2 fronts 126 feet on the westerly side of Estes Avenue and runs back between parallel lines 300 feet to a dead line.
Being the same property conveyed to Richard D. Walker, Jr., and wife, Dorothy P. Walker, by deed from J. Irvine Dean, of record in Book 1349, page 538, said Register's Office.

The above described property is subject to restrictions and easements as of record in Book 1130, page 19, Book 1049, page 546, and Book 1149, page 585, as amended in Book 1333, page 139.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joe R. Hendrickson and wife, Mary H. Hendrickson, their heirs and assigns, forever.

And we do covenant with the said Joe R. Hendrickson and wife, Mary H. Hendrickson, 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 1948 taxes which are prorated as of date of deed and assumed by the grantees. And we, Richard D. Walker, Jr., and wife, Dorothy P. Walker, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joe R. Hendrickson and wife, Mary H. Hendrickson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17 day of May, 1948.

Richard D. Walker, Jr.

Dorothy P. Walker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lawrence D. Richards, a Notary Public in and for said County and State, the within named Richard D. Walker, Jr., and wife, Dorothy P. Walker, 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 17 day of May, 1948.

Commission expires July 11, 1950

Lawrence D. Richards
Notary Public

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