K 1758

WARRANTY DEED

For and in consideration of the sum of $1.00, cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, William Walker, have bargained and sold, and by these presents do transfer and convey unto the said Mary Jane Hayes Walker, her heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 14 on the Tariff Reform Plan, as of record in book 161, page 32, Register's Office for said county. Said Lot No. 14 fronts 50 feet on the southerly side of Alabama Avenue and runs back between parallel lines, 150 feet to an alley.
Being the same property conveyed to William Walker and wife, Mary Jane Hayes Walker, by deed from Mary Jane Hayes Walker, of record in book 739, page 25, said Register's Office.

To have and to hold the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said Mary Jane Hayes Walker, her heirs and assigns, forever.

And I do covenant with the said Mary Jane Hayes Walker 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 except State and County Taxes for the year 1949 which have been assumed by the grantee and a deed of trust to Louis R. Linx, Trustee, of record in book____,page _____, Register's Office of Davidson County, Tennessee.

And I, William Walker, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Mary Jane Hayes Walker, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this the 22nd day of September, 1949.

William Walker
William Walker

G 61