K 1761

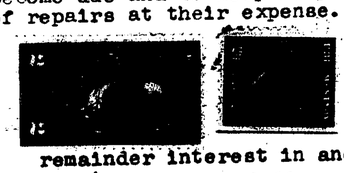
WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ Five----------00/100----------DOLLARS

cash to me in hand paid by the grantees herein and other valuable consideration receipt of which is hereby acknowledged, I, Mrs. Mary K. Richardson, widow of R. B. Richardson, deceased after reserving a life interest in theproperty hereinafter described for and during my natural life,

have bargained and sold, and by these presents do transfer and convey unto the said Dr. C. J. Walker and wife Mary Richardson Walker, their the remainder interest in and to heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the easterly 16 feet of lot No. 37 and the westerly 44 feet of lot No. 38 on the plan of Thomas Harding's first Addition, as of record in Book 19, page 241, Register's Office for said County.
Said parts of lots No. 37 and 38 front together 60 feet on the northerly side of Phillips Street and runs back between parallel lines 150 feet to an alley.
Being the rest and residue of the property conveyed to R. B. Richardson and wife Mary K. Richardson by deed recorded in Book 1072, page 653, R O D C Tennessee, a part thereof having been previously conveyed.
The grantees assume and agree to pay all taxes due and to become due and to keep the property in a reasonable state of repairs at their expense.



remainder interest in and to

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dr. C. J. Walker and wife Mary Richardson Walker, their heirs and assigns, forever.

And I do covenant with the said Dr. C. J. Walker and wife, Mary Richardson 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.

And I, Mrs. Mary K. Richardson, a widow do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Dr. C. J. Walker and wife, Mary Richardson Walker heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 8th day of October, 1949.

Mary K. Richardson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Z. Alexander Looby, a Notary Public in and for said County and State, the within named Mrs. Mary K. Richardson, a widow

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 8th day of October, 1949.

Z. ALEXANDER LOOBY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires January 12, 1952

Z. Alexander Looby
Notary Public

G 127