K 1788

WARRANTY DEED

For and in consideration of the sum of Twelve Hundred ($1200.00) and no/100 - **DOLLARS**

cash in hand paid by Matthew Walker and wife, Alice J. Walker, the receipt of which is hereby acknowledged, we, Annie Cato Summers, Lucille Cato Easley, Virgie Lee Cato Easley, and Ruby Cato Allison,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Matthew Walker and wife, Alice J. Walker, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lots Nos. 1 & 3 on the unrecorded Plan of the John Drake Lands, in the 13th Civil District of said County, and described according to survey made by W. Z. Hitt, on October 25, 1889, as follows:
Lot No. 1 is described as beginning at a stake in a hollow, at the southwest corner of the original Drake Tract; thence along the south line of said tract, south 89° east 51 poles, to a stake; thence north 2½° east 20 poles to a stake in the south line of the Smith 10-Acre Claim; thence along the line of said Smith tract, as follows: North 89° west 40 poles to a stake, north 2½° east 40 poles to a stake, and south 87° east 40 poles to a stake; thence leaving Smith's line, north 2½° east 5.8 poles to a stake, the southeast corner of Lot No. 2 conveyed to George Powell by deed of record in Book 341, page 404, Register's Office for said County; thence along the south line of Lot 2, north 87° west 51 poles to a stake in the original west line of the Drake tract; thence along said line, south 2½° west 67.58 poles to the beginning, containing 11.25 acres, more or less. Lot No. 3 is described as beginning at the northwest corner of Lot 2 above mentioned; thence with the north line of said lot, south 89° east 50.8 poles to a stake near a house; thence north 2½° east 75/100 poles; thence south 87° east 9 poles to the southeast corner of Lot 3; thence north 2½° east 18.16 poles; thence north 87° west 59.6 poles to a point in the original west line of the Drake Tract; thence along said line, south 2½° west 18.71 poles to the beginning, containing 7.5 acres, more or less. Being same property conveyed to Mary Cato by deed from Price Cato, of record in Bk. 454, p. 282, said Register's Office.

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

And we **do covenant with the said** Matthew Walker and wife, Alice J. Walker **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.**

And we **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Matthew Walker and wife, Alice J. Walker, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 6th **day of** February, **19**50.

Annie Cato Summers. Virgie Lee Cato Easley
Lucille Cato Easley. Ruby Cato Allison

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Charles F. Fuldenloff, Jr., **a Notary Public in and for said County and State, the within named** Annie Cato Summers, Lucille Cato Easley, Virgie Lee Cato Easley, and Ruby Cato Allison,

_____, **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 office, this 6th **day of** February, **19**50

Commission expires July 4, 1951 Charles F. Fuldenloff, Jr.
Notary Public

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