K 1854

For and in consideration of the sum of $10.00

TEN & NO/100 DOLLARS

cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, we, J. C. Eller and wife, Laura Mai Eller have bargained and sold, and by these presents do transfer and convey unto the said J. A. Walden and wife, Darah P. Walden 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 Lots Nos. 15 and 16 on the Map of Madison Commerce Center of record in Book 547, page 130, Register's Office for said County.
Said Lots Nos. 15 and 16 join and front together 50 feet on the North side of Sweetbrier Avenue and run back between parallel lines 129.9 feet on the west line of Lot No. 15 and 129 feet 11 inches on the East line of Lot No. 16, to the southerly margin of a 9 foot alley, measuring 50 feet thereon.

Being part of the property conveyed to J. C. Eller and wife, Laura Mai Eller, by deed from A. J. Linx, and wife, et al, of record in Book 1300, page 81, Register's Office of Davidson County, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. A. Walden and wife, Darah P. Walden their heirs and assigns, forever.

And we do covenant with the said J. A. Walden and wife, Darah P. Walden 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, J. C. Eller and wife, Laura Mai Eller do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. A. Walden and wife, Darah P. Walden their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3 day of July, 1950



J. C. Eller
Laura Mai Eller

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Fred S. Ramsey, a Notary Public in and for said County and State, the within named J. C. Eller and wife, Laura Mai Eller

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 office, this 3 day of July, 1950

Commission expires Oct 11, 1953. Fred S Ramsey Notary Public

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WARRANTY DEED

FROM J. C. Eller et ux

TO J. A. Walden et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 5 day of JUL A.D. 1950 at 10 o'clock A.M.
Noted in Book 11 Page 27
Recorded in Book Page
Recording Fee $1.50
JAMES P. WILSON, Register
By Dpt. Reg.

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave., North
NASHVILLE, TENN.
Form 103

G 29