K 2275

For and in consideration of the sum of $ 10.00

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cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note in the original amount of $12,000.00, dated December 3, 1953, executed by the grantors herein, payable to Murphree Mortgage Company, with interest at 5% per annum, both principal and interest payable in monthly installments as set out therein, and secured by a deed of trust of record in Book 2230, page 483, Register's Office for Davidson County, Tennessee, said debt having been assigned to State Mutual Life Assurance Company, by an instrument of record in Book 2231, page 169, said Register's Office,

we, Sam B. Walker and wife, Grace F. Walker,

have bargained and sold, and by these presents do transfer and convey unto the said W. E. HARGROVE and wife, BONNIE HARGROVE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 34 on the Map of Lone Oak Heights, as of record in Book 1424, page 2, Register's Office for said County.
Said Lot No. 34 fronts 100 feet on the south side of Lone Oak Circle and runs back between lines, 422.9 feet on the west line and 457.2 feet on the east line, to a dead line in the rear, measuring 95 feet thereon.
Being the same property conveyed to Sam B. Walker and wife, Grace F. Walker, by deed from Ferriss C. Bailey, Substitute Trustee, of record in Book 2243, page 548, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1488, page 131, 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 W. E. Hargrove and wife, Bonnie Hargrove, their heirs and assigns, forever.

And we do covenant with the said W. E. Hargrove and wife, Bonnie Hargrove 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 as hereinabove set out, and by 1954 taxes which the grantees assume and agree to pay.

And we, Sam B. Walker and wife, Grace F. 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 W. E. Hargrove and wife, Bonnie Hargrove, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of April, 19 54

Sam B. Walker

Grace F. Walker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robert B. Gayle, a Notary Public in and for said County and State, the within named Sam B. Walker and wife, Grace F. Walker

the bargainors, 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 16th day of April, 19 54

Commission expires July 28, 1957

Robert B. Gayle
Notary Public

16838 ✓

WARRANTY DEED

G-94011 dh FROM SAM B. WALKER ET UX

TO W. E. HARGROVE ET UX

$1.50

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record APR 20 1954
at 2:20 o'clock P.M.
Noted in Book 2243 Page 276
Recorded in Book 2243 Page 547
Recording Fee $2.00
JAMES P. WILSON, Register
By M. M. Jones Dep. Reg.

TENNESSEE

G 257