K 2280

THIS FORM FURNISHED BY ATTORNEYS TIT..E CO.

WARRANTY DEED

For and in consideration of the sum of Thirteen Thousand and No/100 ----------
----------($13,000.00) ----------DOLLARS
Cash in hand paid by Forest E. Boone and wife, Sue Corlew Boone, the receipt of; which is hereby acknowledged, we,

TELLIS WALWORTH AND WIFE, DELLA MAI WALWORTH

_____ have bargained and sold, and by these presents do transfer and convey unto the said Forest E. Boone and wife, Sue Corlew Boone

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 Lot No. 82 on the Map of Springdale Subdivision, as of record in Book 974, page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 82 fronts 50 feet on the southerly side of West Cahal Avenue and extends back between parallel lines 157.5 feet to an alley in the rear.

Being the same property conveyed to Tellis Walworth and wife, Della Mai Walworth by warranty deed from C. L. Botts and wife, Christine L. Botts, as of record in Book 1088, page 210, said Register's Office.

This conveyance is made subject to covenants and restrictions contained in an instrument executed by Fletcher Hoover, Trustee, dated November 2, 1936 and recorded November 10, 1936 in Book 1023, page 31, said Register's Office. (Apparently expired)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Forest E. Boone and wife, Sue Corlew Boone their heirs and assigns, forever.

And we do covenant with the said Forest E. Boone and wife, Sue Corlew Boone 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 1954 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Tellis Walworth and wife, Della Mai Walworth do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Forest E. Boone and wife, Sue Corlew Boone their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of June, 19 54

Tellis Walworth

Della Mai Walworth

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named Tellis Walworth and wife, Della Mai Walworth

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 office, this 1st day of June, 19 54

Commission expires February 24, 1957

A.M.Tenison, Notary Public

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