K 2303

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10,550.00

-TEN THOUSAND FIVE HUNDRED FIFTY AND NO/100- **DOLLARS**

Cash in hand paid by Louis E. Walker and wife, Helen Starkey Walker, the receipt of which is hereby acknowledged, MAYFAIR HOMES, INC., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee,

has ~~have~~ **bargained and sold, and by these presents** does **transfer and convey unto the said** Louis E. Walker and wife, Helen Starkey Walker

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. 133 on the Plan of Walnut [illegible], as of record in Book 2133, page 57, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Dearborn Drive at the corner of Lots 132 and 133; thence with the line between said lots southerly 151 feet to a corner of Lot 134; thence with the line between Lots 133 and 134, southeasterly 128.6 feet to the westerly margin of Barker Road; thence with the margin of the same, northerly 211.? feet to the beginning of a curve; thence around said curve northwesterly 34.3 feet to the southerly margin of Dearborn Drive; thence with the margin of the same westerly 234.? feet to the point of beginning.

Being part of the property conveyed to Mayfair Homes, Inc., by two deeds from N.H. Barker, et al, of record in book 2291, page 545, and in Book [illegible], page 344, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2271, page 541, and the plan of record in Book 2133, page 57, Register's Office for Davidson County, Tennessee, which shows a 50 foot setback line from Barker Road and from Dearborn Drive, and a 10-foot easement along the southerly line of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Louis E. Walker and wife, Helen Starkey Walker their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Louis E. Walker and wife, Helen Starkey Walker that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered.

And MAYFAIR HOMES, INC., does ~~do~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Louis E. Walker and wife, Helen Starkey Walker their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, MAYFAIR HOMES, INC., a Corporation aforesaid has caused this ~~Witness my hand this day of , 19~~ instrument to be executed by its duly authorized officer on this [illegible] day of [illegible], [illegible].

MAYFAIR HOMES, INC.

[illegible], President

STATE OF TENNESSEE
Davidson County

Personally appeared before me________, a Notary Public in and for said County and State, the within named________

the bargainor___, with whom I am personally acquainted, and who acknowledged that____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at________, Tennessee, this____day of________, 19___.

Commission expires________ ________ Notary Public

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