K 2395

For and in consideration of the sum of Ten & NO/100ths - - - - - - - - - - - - - - - - -
($10.00) DOLLARS
cash in hand paid by FRANK W. WALKER and wife, LELIA BELLE WALKER, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, J. W. McMILLEN and wife, DOROTHY McMILLEN have bargained and sold, and by these presents do transfer and convey unto the said FRANK W. WALKER and wife, LELIA BELLE 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 "A" on the Map showing subdivision of lots Nos. 16, 17 and 18 in Elmington Place Subdivision, as of record in Book 547, page 43, Register's Office for said County.
Said lot "A" fronts 57.6 feet on the northeasterly side of Elmington Avenue and extends back 156 feet on the northerly line and 169 feet 7 inches on the southerly line with the northerly margin of Richardson Avenue to a dead line, measuring 83 feet 7 inches thereon.
Being the same property conveyed to J. W. McMillen by deed from Wendell L. Smith et ux., of record in said Register's Office.

Easement for 6-inch sewer across premises shown as sewer No. 292-A on plans in the Office of the City Engineer of the City of Nashville.

Taxes for 1955 to be paid by purchasers, same having been pro-rated.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said FRANK W. WALKER and wife, LELIA BELLE WALKER, their heirs and assigns, forever.

And we do covenant with the said FRANK W. WALKER and wife, LELIA BELLE 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, except as hereinbefore set out.

And we, J. W. McMILLEN and wife, DOROTHY McMILLEN do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said FRANK W. WALKER and wife, LELIA BELLE WALKER, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 11th day of April, 19 55

J. W. McMillen
Dorothy McMillen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise S. Cash, a Notary Public in and for said County and State, the within named J. W. McMILLEN and wife, DOROTHY McMILLEN

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 14 day of April, 19 55

Louise S. Cash
Notary Public

Commission expires July 21, 1957

APR 18

WARRANTY DEED
FROM
TO
FRANK W. WALKER ET UX

53747

K 438