K 2401

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of THREE THOUSAND AND NO/100 ($3,000.00) **DOLLARS**

cash in hand paid, the receipt of which is hereby acknowledged,

I, H. H. Chitwood, Trustee,

have bargained and sold, and by these presents do transfer and convey unto the said Matthew Walker and wife, Alice Walker, 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. 9 on the Plan of Gardner's Gold Coast Subdivision, as of record in Book 2133, page 79, Register's Office for said County, and more particularly described as follows:

Beginning at a point in the easterly margin of Windover Drive, the common corner of Lots 9 and 10; thence with the line between said two lots, northeastwardly 392.8 feet to a point; thence southwestwardly 400.37 feet to a point in the easterly margin of said Windover Drive; thence with the margin of the same, northwestwardly 224.35 feet to the beginning.

Being a part of the property conveyed to H. H. Chitwood, Trustee, by deed from M. Gardner and wife, Ellenor Gardner, of record in Book 2298, page 169, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2245, page 363, 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 Matthew Walker and wife, Alice Walker, their **heirs and assigns, forever.**

And I **do covenant with the said** Matthew Walker and wife, Alice Walker **that** I am **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.** except for 1955 State and County property taxes which are prorated and assumed by purchasers.

And I, H. H. Chitwood, Trustee, **do further covenant and bind** myself, my successors and assigns ~~heirs, executors and administrators~~ **to warrant and forever defend the title to the said land to the said** Matthew Walker and wife, Alice Walker, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 27th **day of** May, **19**55

H. H. Chitwood, Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edwin A. Price, a Notary Public in and for said County and State, the within named H. H. Chitwood, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27 **day of** May, **19**55

Commission expires January 21st 1959

Edwin A. Price
Notary Public

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