K 2435

WARRANTY DEED G-3725 R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN*** DOLLARS ($10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption by Joe Barnes, Jr. of the principal balance now due on a certain note, dated May 17, 1951, in the original amount of $8,850.00, secured by a deed of trust executed by John Walker and wife, Addie B. Walker, to Miller Kimbrough, Trustee, of record in Book 1958, page 601, Register's Office for Davidson County, Tennessee,

JOHN WALKER and wife, ADDIE B. WALKER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOE BARNES, JR., ***

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Melrose Heights Subdivision as of record in Plan Book 1835, page 11, Register's Office for said County.

Said Lot No. 4 fronts 65 feet along the northerly right of way of Rosedale Avenue, and extends back northerly, between parallel lines, 155 feet, said lot being 65 feet on the rear line.

Being the same property conveyed to John Walker and wife, Addie B. Walker, by deed from Melrose Development Company, of record in Book 1974, page 201, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 4th day of JUNE, 1955

John Walker
Addie B. Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Walter K. Weaver, a Notary Public in and for the State and County aforesaid, personally appeared the within named John Walker and wife, Addie B. Walker,

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 Nashville, Tennessee, this, the 4 day of June, 1955.

Walter K. Weaver
Notary Public

My commission expires: My Commission Expires January 23, 1958

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day of JUN A.D. 1955 at 3 o'clock P.M.
Noted in Book 1974 Page 163
Recording Fee $2.00
JOHN S. P. WILSON, Register
By Deputy Reg.

59618

WARRANTY DEED
MCB&P
From
JOHN WALKER ET UX
To
JOE BARNES, JR.

PG 346