K 2481

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ----------

----------$10.00 ----------**DOLLARS**

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgage executed by Kelly Walker and wife, Rhoda H. Fant Walker, to Herschel Greer, Trustee, of record in Book 2048, page 289, Register's Office for Davidson County, Tennessee, which mortgage the purchaser hereby assumes and agrees to pay, we,
Kelly Walker and wife, Rhoda H. Fant Walker

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** EARL MORRIS WEST

his **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. 3 on the Map of Curley Manor, of record in Book 1835, page 73, Register's Office for said County.

Said lot No. 3 fronts 80 feet on the south side of Matthews Street and extends back 134.2 feet on the westerly line and 118.7 feet on the easterly line to a dead line in the rear on which it measures 83 feet.

Being the same property conveyed to Kelly Walker and wife, Rhoda H. Fant Walker, by deed from H. H. Glazier and wife, Esther B. Glazier, of record in Book 2016, page 299, Register's Office for said County.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Earl Morris West his **heirs and assigns, forever.**

And we **do covenant with the said** Earl Morris West **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 appears of record and 1955 taxes which are hereby assumed by the purchasers.

And we, Kelly Walker and wife, Rhoda H. Fant Walker **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Earl Morris West his **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 18th **day of** October, **19** 55

Kelly Walker

Rhoda H. Fant Walker

INDIANA
STATE OF TENNESSEE: }
Hendricks County }

Personally appeared before me, _____, **a Notary Public in and for said County and State, the within named** Kelly Walker and wife, Rhoda H. Fant 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 office, this 18th **day of** October, **19** 55

Commission expires January 11, 1956

Notary Public

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