K 2495

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, receipt of which is hereby acknowledged,

I, MODERN BUILDERS & SUPPLY COMPANY, INC., A Tennessee corporation

have bargained and sold, and by these presents do transfer and convey unto the said GEORGE W. WALKER, and wife, VIOLA F. 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. 11 on the Map of Clark Place, Section Two, at Goodlettsville, Tennessee, a plat of which is of record in Book 2083, page 64, Register's Office for said County.

Said Lot No. 11 fronts 116 feet on the East side of Dickerson Road, and runs back between parallel lines, 260 feet to a dead line.

Being the same property conveyed to Modern Builders, and Supply Company, Inc., by deed from Margaret L. Capps, unmarried, of record in Book 2334, page 472, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to building restrictions of record. Taxes for 1956 are pro-rated and assumed by grantees.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GEORGE W. WALKER, and wife, VIOLA F. WALKER, their

heirs and assigns, forever.

And it does **do covenant with the said** GEORGE W. WALKER, and wife, VIOLA F. 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 I, MODERN BUILDERS & SUPPLY COMPANY, INC. **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** GEORGE W. WALKER, and wife, VIOLA F. WALKER, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand this** 21st **day of** January, **19** 56

MODERN BUILDERS & SUPPLY COMPANY, INC., BY:

Claude B. Garrison
CLAUDE B. GARRISON, President

L.C. Trabue
L.C. Trabue, Secretary & Treasurer

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 office, this _____ **day of** _____, **19**____

Commission expires _____

_____
Notary Public

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