K 2544

For and in consideration of the sum of $ 2,000.00

----------TWO THOUSAND AND NO/100---------- DOLLARS

Cash in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I Jesse A. Walsh, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said Frances Fuston and John H. Anderson, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 10th Civil District of Davidson County, Tennessee, being known as Lot No. 17 on the Map of Hickory Acres Subdivision, Section One, not of record, and described according to a survey by Jec. W. Watkins, Surveyor, July 15, 1950, as follows:

Beginning at a point on the southerly margin of Old Hickory Boulevard, the common corner of Lots 17 and 18; thence with the line between said lots, southwestwardly 263.6 feet to the north line of Lot 2, thence with the north line of Lots 2 and 3, northwestwardly 187 feet to the corner of lot 16; thence with the line between lots 16 and 17, northeastwardly 311.3 feet to the southerly margin of Old Hickory Boulevard; thence with the margin of the same, southeastwardly 170 feet to the beginning. Being the same property conveyed to Jesse A. Walsh, by deed from A. D. Wilkes, Jr., and wife Ina Mae Wilkes, of record in Book 3540, page 91, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frances Fuston and John H. Anderson, their heirs and assigns, forever.

And I do covenant with the said Frances Fuston and John H. Anderson 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 by 1956 taxes, which the grantee herein assumes and agrees to pay.

And I, Jesse A. Walsh do further covenant and bind myself heirs and representatives, to warrant and forever defend the title to the said land to the said Frances Fuston and John H. Anderson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 6th day of June, 1956.

Jesse A. Walsh

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. W. Sanders, a Notary Public in and for said County and State, the within named Jesse A. Walsh

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 Nashville, Tennessee, this 6th day of June, 1956.

Commission expires April 26, 1958

W. W. Sanders
Notary Public

WARRANTY DEED

FROM Jesse A. Walsh, unmarried

TO Frances Fuston and John H. Anderson

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of JUN A.D. 1956 at 9:01 o'clock A M
Noted in Book 2544 Page 361
Recording Fee $2.00
JAMES P. WASSON, Register
By Dep. Reg.

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