BK 2635

WARRANTY DEED

For and in consideration of the sum of (10.00)

- - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Lester V. Walker and wife, Mae Ella Walker,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Melvin Owen Hessey, Jr., and wife, Janet H. Hessey, 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. 19 on the Plan of Mailan Heights, as of record in Book 1835, page 90, Register's Office for said County.

Said Lot No. 19 fronts 75 feet on the easterly side of Lethia Drive and runs back between parallel lines 175 feet to a dead line.

Being the same real property conveyed to Lester V. Walker and wife, Mae Ella Walker, by deed from Ethel Adair and husband, dated September 5, 1956, filed September 11, 1956, of record in Book 2593, page 521, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2019, page 63, Register's Office for Davidson County, Tennessee, and twenty-foot easement for public utilities along the easterly line of premises, anchor easement at the southwest corner; 40-foot building setback line from Lethia Drive, and conditions of owners certificate, as shown on plan of record in Book 1835, page 90, 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 said Melvin Owen Hessey, Jr., and wife, Janet H. Hessey, their _____ heirs and assigns, forever.

And we do covenant with the said Melvin Owen Hessey, Jr., and wife, Janet H. Hessey _____ 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.

And we, Lester V. Walker and wife, Mae Ella 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 Melvin Owen Hessey, Jr., and wife, Janet H. Hessey, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 3rd day of January, 19 57.

X Lester V. Walker

X Mae Ella Walker

EDWARD HART NOTARY PUBLIC

STATE OF CALIFORNIA
County of Los Angeles

Personally appeared before me, Edward Hart, a Notary Public in and for said County and State, the within named Lester V. Walker and Mae Ella 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 7th day of January, 19 57.

Commission expires My Commission Expires Feb. 23, 1960

Edward Hart
Notary Public EDWARD Hart

EDWARD HART NOTARY PUBLIC LOS ANGELES CO. CALIF.

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