K 2642

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 2,750.00- - - - - - - - - - - - - - - - - -
TWENTY-SEVEN HUNDRED & FIFTY & NO/100- - - - - - - - - - - - - - - - - - DOLLARS
cash in hand paid by Harry M. Walker and wife, Thelma G. Walker, the receipt of which is hereby acknowledged, we, E. C. Chance and wife, Malinda E. Chance, and Glenn H. Huffine and wife, Jo Rains Huffine, - - - - - -

have bargained and sold, and by these presents do transfer and convey unto the said HARRY M. WALKER AND WIFE, THELMA G. WALKER, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 21 on the Plan of Haven Acres, Section II, as of record in Book 2331, page 139, Register's Office for said County.
Said lot fronts 155 feet on the west side of Diane Drive and runs back between parallel lines 258.5 feet to a dead line.
Being part of the property conveyed to E. C. Chance and wife, Malinda E. Chance, and Glenn H. Huffine and wife, Jo Rains Huffine, by deed from Bessie D. Kennedy and husband, of record in Book 2437, page 93, said Register's Office.
Taxes for the current year have been prorated and will be paid by the Grantees.
Said property is sold and is hereby conveyed subject to restrictive covenants, easements and building set-back lines as of record in Book 2331, page 139, and Book 2592, page 183, both in said Register's Office.

The undersigned Bessie D. Kennedy joins in this conveyance for the following purpose and none other: That is to say that she is the true and lawful owner and holder of a note by the Grantors herein, secured by lien retained in a deed of record in Book 2437, page 93, Register's Office for Davidson County, Tennessee, and does hereby release and discharge said lien as to the land above described (Lot No. 21 only) but no further or otherwise.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harry M. Walker and wife, Thelma G. Walker, their heirs and assigns, forever.

And we do covenant with the said Harry M. Walker and wife, Thelma G. Walker, 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, excepting current taxes and easements, set-backs and restrictions above mentioned.
And we, the Grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Harry M. Walker and wife, Thelma G. Walker, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31st day of January, 19 57.

Jo Rains Huffine — E. C. Chance
Malinda E. Chance
Bessie D. Kennedy

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named E. C. Chance and wife, Malinda E. Chance, Glenn H. Huffine and wife, Jo Rains Huffine, and Bessie D. Kennedy,
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 Madison, Tennessee, this 31st day of January, 19 57.

Commission expires April 26, 1958

W. H. Landis
Notary Public

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