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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 George A. Karsch and wife, Harriet Karsch, 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. 201 on the Map of Dalewood, Section 3, as of record in book 1835, page 20, Register's Office for said County.

Said lot fronts 109.6 feet on the westerly side of Berrywood Road and runs back between lines, 167.3 feet on the north line and 185.2 feet on the south line, to a dead line, measuring 92.5 feet thereon.

Being the same real property conveyed to Lester V. Walker and wife, Mae Ella Walker, by deed from J. Lloyd Allen and wife, dated June 15, 1956, filed July 6, 1956, and recorded in book 2545, page 211, said Register's Office.

This conveyance is made subject to restrictions of record in book 1786, page 80, Register's Office for Davidson County, Tennessee, and of record in book 1855, page 223, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along the rear line of premises, 50-foot building setback line from Berrywood Road, and conditions of owners certificate, as shown on plan of record in book 1835, page 20, 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 George A. Karsch and wife, Harriet Karsch, their

heirs and assigns, forever.

And we do covenant with the said George A. Karsch and wife, Harriet Karsch

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 for the 1957 State and County taxes, which have been pro-rated and assumed by the grantees.

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 George A. Karsch and wife, Harriet Karsch, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 20th day of May, 19 57.

Lester V. Walker

Mae Ella Walker

STATE OF ~~TENNESSEE~~ CALIFORNIA
~~Davidson~~ County Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lester V. Walker and Mae Ella Walker

the bargainors, 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 1st day of June, 19 57.

Commission expires My Commission Expires July 8, 1958

Notary Public

NOTARY PUBLIC

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