BK 2697

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $ 1.00

One and no/100 DOLLARS

cash in hand paid by James B. Ward and wife, Louise N. Ward, and other good and valuable considerations, receipt of which is hereby acknowledged, We,

J. E. Jack Walding and wife, Eula Mae Walding

Jack E. Walding and J. E. ( Jack ) Walding being one and the same person.

have bargained and sold, and by these presents do transfer and convey unto the said James B. Ward and wife, Louise N. Ward their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot 91 on the Plan of Knob Section, Lincoya Hills, of record in Book 2331, Page 6, Register's Office for said County.

Said Lot No. 91, described as follows: Beginning at a point in the westerly margin of Hunter's Hill Road at the corner of Lots 90 and 91; thence with the line between said lots westerly 155 feet to a corner of Lot 92; thence with the line between said lot and Lot No. 91, southerly 179.2 feet to the north margin of Lumar Lane; thence with the margin of the same easterly 144.3 feet to the beginning of a curve; thence around said curve, northeasterly 30.67 feet to the westerly margin of Hunter's Hill Road; thence with the margin of the same, northerly 172.35 feet to the point of beginning.

Being the same property conveyed to J. E. Jack Walding and wife, Eula Mae Walding, by deed from W. H. Freeman and wife, Marie T. Freeman, as of record in Book 2340, Page 385, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2333, Page 87, Register's Office, 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 James B. Ward and wife, Louise N. Ward their heirs and assigns, forever.

And We do covenant with the said James B. Ward and wife, Louise N. Ward 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 1957 S & C Taxes, which have been pro rated and assumed by the Grantees.

And We, J.E. Jack Walding and wife, Eula Mae Walding do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said James B. Ward and wife, Louise N. Ward their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16 day of September, 1957.

J. E. Walding

Eula Mae Walding

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