BK 2705

WARRANTY DEED

For and in consideration of the sum of $10.00----------

----------(Ten and no cents)---------- DOLLARS

Cash in hand, paid by Leroy Gann and wife, Mae Sorrell Gann, the receipt of which is hereby acknowledged and other good and valuable considerations, accepted as cash.

We, D. Kenneth Walker and wife, Mary Ann Walker

have bargained and sold, and by these presents do transfer and convey unto the said Leroy Gann and wife, Mae Sorrell Gann

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 27th Ward of the City of Nashville, Davidson County, Tennessee, being part of Lot No. 8 on the Map of Martha Martin Lands, in the Old 18th District of Davidson County, Tennessee of record in Book 161, Page 101, Register's Office for said County, formerly of record in Book 8, Pages 441 and 442 of the Register's Office for said County and being designated as Lot No. 4 and the east part of Lot No. 3 on the unrecorded Map of a Subdivision of a part of said Lot No. 8, and described as follows: Beginning at a point in the south margin of Roberts Avenue, 546 feet 6 inches east of the easterly margin of North 14th Street being the northwest corner of the property conveyed to Vernor C. Wakefield and wife, by deed of record in Book 1403, page 42, said Register's Office; thence along Wakefield's westerly line, southerly 100 feet to a point; thence westerly 88 feet to a point in the southeast corner of the property conveyed to V. H. Brown and wife, of record in Book 1579, page 103, said Register's Office; thence along Brown's east line, northerly 100 feet to the South margin of Roberts Avenue thence with the margin of the same, easterly 88 feet to the beginning.

Being the same property conveyed to G. M. Walker and Albert H. Thomas, by deed from Kenneth E. Rawls and wife Emma Gertrude Burton Rawls of Record in Book 2026, page 555, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leroy Gann and wife, Mae Sorrell Gann

their heirs and assigns, forever.

And we do covenant with the said Leroy Gann and wife Mae Sorrell Gann

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 a Deed of Trust executed by John W. Gonce, and wife, Leone S. Gonce, to Charles F. Lovell, Trustee, of record in Book 1270, Page 207.

And We, D. Kenneth Walker and wife, Mary Ann 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 Leroy Gann and wife, Mae Sorrell Gann

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

Witness our hands this 13th day of November, 1957

D. Kenneth Walker

Mary Ann Walker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Landis, a Notary Public in and for said County, the within named D. Kenneth Walker and wife, Mary Ann Walker

the bargainer'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 13th day of November, 19

My Commission Expires April 26, 1958

W. H. Landis
Notary Public

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