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, Seth E. Walker and wife, Ann S. Walker

have bargained and sold, and by these presents do transfer and convey unto the said Thomas C. Bates and wife, Bessie L. Bates, 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 8th Civil District of Davidson County, Tennessee, being Lot No. 124 on the Plan of Charlotte Park, Section II, as of record in book 2663, pages 22 and 23, Register's Office for said County, more particularly described as follows:
Beginning at a point in the westerly margin of Annex Avenue, common corner of Lots Nos. 123 and 124; thence with the line between said two lots, in a westerly direction, 149.5 feet to an iron pin; thence in a northerly direction 76.5 feet to a concrete monument, in the southerly margin of Edsel Drive; thence with said Drive, in an easterly direction, 49.3 feet to a concrete monument; and 75.0 feet to another concrete monument; thence around a curve, in a southeasterly direction, 39.3 feet to a concrete monument in the westerly margin of Annex Avenue; thence with said Avenue, southerly 53.0 feet to an iron pin, the point of beginning.
Being the same real property conveyed to Seth E. Walker and wife, Ann S. Walker, by deed from Consolidated Developments, Inc., dated November 5, 1957, filed November 8, 1957, and recorded in book 2703, page 221, said Register's Office.
This conveyance is made subject to restrictions of record in book 2689, page 38, Register's Office, Davidson County, Tennessee, and an easement for electric power transmission line of record in book 787, pages 10 and 15, and in book 2663, pages 22 and 23, R.O.D.C. Tennessee, and agreement of record in book 2593, page 566, and ten-foot easement for public utility purposes along rear line of premises, easement for pressure sewer, 30-foot building setback line from Annex Avenue, 15-foot building setback line from Edsel Drive, and conditions of owners certificate, as shown on plan of record in book 2663, page 23, 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 Thomas C. Bates and wife, Bessie L. Bates, their heirs and assigns, forever.

And we do covenant with the said Thomas C. Bates and wife, Bessie L. Bates 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, Seth E. Walker and wife, Ann S. 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 Thomas C. Bates and wife, Bessie L. Bates, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 25th day of April, 1958.

Seth E. Walker

Ann S. Walker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named Seth E. Walker and Ann S. Walker 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 25th day of April, 1958.

Hugh J. Bradley
Notary Public

Commission Expires April 21, 1959.