K 2753

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 Ottie B. Kittrell and wife, Ruby L. Kittrell, 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. 23 on the Plan of Charlotte Park, Section 1, as of record in book 2663, pages 2,3,4,5 and 6, Register's Office for said County, described as follows:
Beginning on the southwesterly margin of American Road at the corner of lots Nos. 22 and 23; thence with the line between said two lots southwesterly 141 feet; thence north 48 degrees 01' west 124.8 feet to a point in the southeasterly margin of Henry Ford Drive; thence with the same northeasterly 88.3 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northeasterly 39 feet to the southwesterly margin of American Road; thence with the same easterly 86.2 feet to the beginning.
Being the same real property conveyed to Seth E. Walker and wife, Ann S. Walker, by deed from Consolidated Developments, Inc., dated August 13, 1957, filed August 14, 1957, and recorded in book 2693, page 391, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along the southwesterly line of premises; 40-foot building setback lines from American Road and Henry Ford Drive, and conditions of owners certificate, as shown on plan of record in book 2663, pages 2-6, Register's Office for Davidson County, Tennessee, and under agreement between Consolidated Developments, Inc. and City of Nashville, of record in Book 2593, page 566, Register's Office for Davidson County, Tennessee, a pumping charge is prescribed and made a covenant running with the land, and restrictions of record in book 1807, page 241, and in book 2638, page 490, 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 Ottie B. Kittrell and wife, Ruby L. Kittrell, their heirs and assigns, forever.

And we do covenant with the said Ottie B. Kittrell and wife, Ruby L. Kittrell 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 Ottie B. Kittrell and wife, Ruby L. Kittrell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 18th day of June, 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 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 office, this 18th day of June, 1958.

Hugh J. Bradley
Notary Public

Commission expires April 21, 1959.

HUGH J. BRADLEY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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