K 2799

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN THOUSAND EIGHT HUNDRED AND NO/100 . . . . . ($10,800.00) . . . . . DOLLARS

Cash in hand paid by Joseph B. McClain, Jr. and wife, Katherine L. McClain, the receipt of which is hereby acknowledged, we,

BUFORD WALKER AND N. D. RICHARDSON

have bargained and sold, and by these presents do transfer and convey unto the said JOSEPH B. McCLAIN, JR. AND WIFE, KATHERINE L. McCLAIN 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. 12 on the Map of Farley Heights Second Addition, as of record in Book 2330, page 100, Register's Office for said County.

Said Lot No. 12 fronts 144.5 feet on the southerly side of Wheeler Avenue, and runs back 118.2 feet on the westerly line and 139.5 feet on the easterly line to a dead line in the rear measuring 129.9 feet thereon.

Being part of the same property conveyed to Buford Walker and N. D. Richardson, by deed from E. A. Farley and wife, Ethel Farley, of record in Book 2744, page 170, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements, and set-back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOSEPH B. McCLAIN, JR. AND WIFE, KATHERINE L. McCLAIN their heirs and assigns, forever.

And we do covenant with the said JOSEPH B. McCLAIN, JR. AND WIFE, KATHERINE L. McCLAIN 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 1958 taxes, which have been prorated and are hereby assumed by the purchasers.

And we, Buford Walker and N. D. Richardson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JOSEPH B. McCLAIN, JR. AND WIFE, KATHERINE L. McCLAIN, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of August, 1958

Buford Walker

N D Richardson

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