K 2802

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of FIFTEEN THOUSAND FIVE HUNDRED AND NO/100 . . . . . ($15,500.00) . . . . . **DOLLARS**

Cash in hand paid by E. W. Whitson and wife, Lola Ruth Whitson, the receipt of which is hereby acknowledged, we,

Robert L. Walker, Jr. and wife, Catherine Walker,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** E. W. Whitson and wife, Lola Ruth Whitson

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. 15 of Block 5 on the Map of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for said County.

Said Lot No. 15 fronts 100 feet on the northerly side of Overlook Drive and runs back 172 feet on the easterly line and 152 feet on the westerly line to a dead line on which it measures 131.8 feet.

Being the same property conveyed to Robert L. Walker, Jr. and wife, Catherine Walker, by deed from Frances Maddux Cline and husband, Louis B. Cline, of record in Book 2738, page 635, 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 E. W. Whitson and wife, Lola Ruth Whitson

their **heirs and assigns, forever.**

And we **do covenant with the said** E. W. Whitson and wife, Lola Ruth Whitson

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 State & County taxes, which have been prorated and are hereby assumed by the purchasers.

And we, Robert L. Walker, Jr. and wife, Catherine 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** E. W. Whitson and wife, Lola Ruth Whitson

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

Witness our **hands this** 28th **day of** August, 19 58

Robert L. Walker Jr.

Catherine Walker

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