BK 2864

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of ~~the sum of~~ assuming the unpaid balance of a certain note secured by a deed of trust, payable to Gilmore & Clunan ~~DOLLARS~~ Company of Nashville, Tennessee, said note and deed of trust executed by James F. Walsh, Sr. and wife, Mary Vaughn Walsh, on the 1st day of November, 1944, to Cleary Gilmore, Trustee,

I, James F. Walsh, Sr.
have bargained and sold, and by these presents do transfer and convey unto the said Mary Vaughn Walsh and her
heirs and assigns, my entire undivided interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the easterly half of Lot No. 87 on the revised plan of Geo. W. Blair's Subdivision of "Belmont Heights", as of record in Book No. 332, page 117, Register's Office for said County.

Said part of Lot No. 87 fronts 50 feet on the southerly side of Linden Avenue, and runs back 209.5 feet on the easterly line and 209.75 feet, more or less, on the westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to James F. Walsh, Sr. and wife, Mary Vaughn Walsh by deed from Myrtle Kelly O'Dell, et al of record in Book 1217, page 255, 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 Mary Vaughn Walsh and her heirs and assigns, forever.

And I do covenant with the said Mary Vaughn Walsh that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Mary Vaughn Walsh and her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 27th day of January, 19 59

James F. Walsh

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