K 2864

Book 2761 Page 603

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we, Buford B. Walker and wife, Louise H. Walker,

have bargained and sold, and by these presents do transfer and convey unto the said Allen R. Ziehr and wife, Dorris P. Ziehr, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

DOCUMENTARY 44 CENTS .55

Being Lot No. 14 on the Plan of Sunny Acres, Section II, as of record in Book 2663, page 39, Register's Office of said County.

Said Lot No. 14 fronts 135 feet on the northerly side of Windemere Drive and extends back between parallel lines 299.7 feet to a dead line.

DOCUMENTARY UNITED STATES INTERNAL REVENUE 3.30 THREE DOLLARS THIRTY CENTS

Being part of the same property conveyed to Buford B. Walker and wife, by deed from Ewing O. Harper, Jr. of record in Book 2802 page 25, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 2736, page 124, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Allen R. Ziehr and wife, Dorris P. Ziehr, their heirs and assigns, forever.

And we do covenant with the said Allen R. Ziehr and wife, Dorris P. Ziehr, 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 as above set forth and 1959 taxes which have been pro-rated and assumed by the grantees herein.

And we, Buford B. Walker and wife, Louise H. 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 Allen R. Ziehr and wife, Dorris P. Ziehr, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of January, 19 59

Buford B. Walker

Louise H. Walker

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