K 2880

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of 7,750.00----------

SEVEN THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND NO/100------ DOLLARS ONE THOUSAND DOLLARS AND NO/100 ($1,000.00) cash in hand, paid by Britton F. Gammon and wife, Betty L. Gammon, the receipt of which is hereby acknowledged, and the assumption of the balance of a loan now on the property, held by the Home Federal Savings and Loan Association, in the principal sum of FIVE THOUSAND FORTY SEVEN DOLLARS AND 49/100 ($5,047.49) and a Second Deed of Trust, executed by the grantees, to Albert H. Thomas Trustee, in the principal sum of ONE THOUSAND SEVEN HUNDRED TWO DOLLARS AND 51/100 ($1.702.51).

We, G. M. Walker and wife, Mary Walker have bargained and sold, and by these presents do transfer and convey unto the said Britton F. Gammon and wife, Betty L. Gammon 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, lying and bing in the 13th, formerly the 25th, Civil District of said County, on the headwaters of Sulphur And Bull Run Creeks, and original plan of record in Book 161, page 177, Register's Office for said County, and being known as Tract No. 5 of the Doctor E. E. Brown Farm, formerly the Governor Roberts' property, and shown on a copy of a survey made May 16 and 24, 1949, by John D. Kerr, County Surveyor of Rutherford County, Tennessee, and described as follows: BEGINNING at a stake on the west margin of Old Hickory Boulevard, at the northeast corner of Tract No. 4, being 48.4 poles North 16 deg. from a concrete monument in the south line of the original boundary line of said Brown Farm, and running thence with the line between Tracts 4 and 5, North 74½ deg. west 56.92 poles to a stake in a fence line on a ridge, pointers marked////(3 cuts) thence with fence line, North 1deg. west 13 poles to a stake and pile of stone, pointers marked; thence with the south line of Tract No. 6, South 74½ deg. East 59.56 poles to a stake in the west margin of Old Hickory Boulevard; thence with the margin of same and with a fence, South 16 deg. west 12.1 poles to the point of beginning, containing 4.5 acres, more or less. BEING the same property conveyed to G. M. Walker, by deed from James A. Carney of record in Book 2875, page 587, R. O. D. C., 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 Britton F. Gammon and wife, Betty L. Gammon their heirs and assigns, forever.

And We do covenant with the said Britton F. Gammon & wife, Betty L. Gammon 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 taxes for 1959, which have been assumed by the grantees, and herein mentioned.

And We, G. M. Walker and wife, Mary 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 Britton F. Gammon & wife, Betty L. Gammon their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 2nd day of March, 1959

Mary Walker

G M Walker



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