BK 2909

For and in consideration of the sum of $ 10.00

TEN AND NO/100 - DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated May 21, 1957, executed by the grantors herein, payable to Fidelity Federal Savings & Loan Association, for the original sum of $14,350.00, with interest at 5% per annum, and 1% per annum, service fee; principal, interest and service fee all payable $159.43 monthly, and said debt secured by a deed of trust of record in Book 2621, page 397, Register's Office for Davidson County, Tennessee,

WE, HAROID E. STEWART AND WIFE, VIRGINIA E. STEWART,

have bargained and sold, and by these presents do transfer and convey unto the said SAM B. WALKER AND WIFE, GRACE F. WALKER,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lots Nos. 51, 52 and 53 of the Belmont Land Company's Subdivision of Lots 63 and 64 of the O. B. Hayes Rokeby Addition, and part of the Allen Subdivision, in Book 79, page 595, and Book 97, page 319, Register's Office for said County, said plan not being of record, and said lots being described as follows: BEGINNING at a point in the westerly margin of 12th Avenue South 280 feet north of the northerly margin of Acklen Avenue; thence northerly along the margin of 12th Avenue South 150 feet to the northeast corner of Lot No. 53; thence westerly along the northerly line of said Lot 53, 155 feet to an alley; thence southerly along the margin of said alley, and along the rear line of Lots 51, 52 and 53, 191 feet to the southwest corner of Lot 51; thence with the southerly line of the same, easterly 150 feet to the beginning. Being the same property conveyed to Harold E. Stewart and wife, Virginia E. Stewart, by deeds as follows: one from Milton Bracey, et al, as of record in Book 1849, page 311, and the other from P. V. Jackson, Jr., and wife, Book 2199, page 494, said R. O.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said SAM B. WALKER AND WIFE, GRACE F. WALKER, their heirs and assigns, forever.

And we do covenant with the said SAM B. WALKER AND WIFE, GRACE F. WALKER, 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.

And we, the grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of June, 1959

Harold E. Stewart
Virginia E. Stewart
Virginia E. Stewart

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Harold E. Stewart and wife, Virginia E. Stewart, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 1959

Commission expires April 24, 1962

L. D. Richards
Notary Public

TENNESSEE TITLE COMPANY

35674

Warranty Deed

From HAROID E. STEWART, ET UX.

To SAM B. WALKER, ET UX.

REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENN. TITLE CO.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 4 JUN A.D. 1959
at 2:47 o'clock Page 34
Noted in Book 93 Page
Reporting Fee $2.00
JAMES P. WILSON, Register

Published by TENNESSEE TITLE COMP

PG 219