BK 2993

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

**WARRANTY DEED**

For and in consideration of the sum of - - - - - - - - - - $10.00 - - - - - - - - - - - - -
- - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - DOLLARS
Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

We, Buford B. Walker and Frank M. Cathey,

have bargained and sold, and by these presents do transfer and convey unto the said Cecil I. Duke and wife, Shirley M. Duke, 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. 17 on the Plan of Cathey Heights, Section 1, of record in Book 2854, page 45, Register's Office for said County.

Said Lot No. 17 described as follows: Beginning with a point in the easterly margin of Wales Court at the common corner of Lots Nos. 16 and 17; thence in an easterly direction with the common boundary of said lots, 189.9 feet to a point; thence 195.10 feet in a southerly direction to a point in the northerly margin of Wales Drive; thence with said margin 100.22 feet in a westerly direction to a point at the beginning of a curve; thence 35.58 feet around said curve in a northwesterly direction to a point in the easterly margin of Wales Court; thence with said margin 104.7 feet in a northerly direction to the point of beginning.

Being part of the property conveyed to Buford B. Walker and Frank M. Cathey, by deed from Elton P. Sacles and wife, Floraine M. Scales, of record in Book 2883, page 351, 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 Cecil I. Duke and wife, Shirley M. Duke, their heirs and assigns, forever.

And we do covenant with the said Cecil I. Duke and wife, Shirley M. Duke 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, Buford B. Walker and Frank M. Cathey do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Cecil I. Duke and wife, Shirley M. Duke, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 12th day of November, 19 59

Buford B. Walker

Frank M. Cathey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Tom Glascock, a Notary Public in and for said County and State, the within named Buford B. Walker and Frank M. Cathey with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my official seal at office, this 12th day of November, 19 59

Tom Glascock
Notary Public

My Commission Expires MAY 20, 1961

BK 507