K 2994

D E E D

FOR AND IN CONSIDERATION of the sum of Five ($5.00) Dollars, cash in hand paid by Charles Walker, the receipt of which is hereby acknowledged, and for other good and veluable consideration, I, Clara Walker, have sold and by these presents do transfer and convey unto the said Charles Walker, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. (20) of Block No. 5 in W. A. Bryan's Subdivision of the Berry Tract, at Berryville, a plan of which is of record in Book 421, page 117, R. O. D. C., Tennessee.

SAID Lot No. (20) fronts (50) feet on the west side of Wood Avenue, and extends back westerly, between parallel lines 150 feet to an alley Fifteen (15) feet wide.

BEING the same property conveyed to E. F. Brooke by Dr. W. A. Bryan, Et Ux by deed of record in Book 513, page 700, R. O. D. C., Tennessee.

Title to the said lot was acquired as follows: During World War I there was constructed a few miles from said lot a war plant known as Powder Plant or Old Hickory; that thousands of people moved to Davidson County working at that plant, and there was an acute shortage of building sites.

World War I ended November 11, 1918, with the result that the numerous employees of the Powder Plant scattered to other localities, including E. F. Brooke; that thereupon, and more than 20 years ago, grantor's father went into possession of said abandoned lot and in 1953, grantor's father, J. C. Gregory, orally gave the lot to grantor and grantor has for more than six years lived on said lot and is now in possession of said lot and has paid thirty years State and County taxes on said lot. The grantor and her father before her by tacking their interest together have had continuous, actual, visible, notorious, adverse possession and claimed the same as abandoned property for more than twenty years.

Clara Walker has title to said lot by reason of tacking her father's and her adverse possession for more than twenty years and the right of possession thereof under Section 28 - 203, TCA.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Charles Walker, his heirs and assigns, forever.

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