K 2994

WARRANTY DEED — REAU E. FOLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN & NO/100********** DOLLARS ($ 10.00),

cash in hand paid by ALLEN WALKER, JR., and wife, SYLVIA VAUGHAN WALKER, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said ALLEN WALKER, JR. and wife, SYLVIA VAUGHAN WALKER, of the present balance owing under the terms and conditions of a deed of trust executed by William B. Taylor, Jr., and wife, Beatrice B. Taylor, to Louis T. Linx, Trustee, of record in Book 2475, page 1, Register's Office for Davidson County, Tennessee, to secure First Federal Savings & Loan Association the payment of one note dated December 29, 1955, for the original principal sum of $7,000.00.

JAMES MITCHELL FISCHER, JR., and ROBERT DUDLEY SHORT, JR.,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ALLEN WALKER, JR. and wife, SYLVIA VAUGHAN WALKER,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Meadowdale Acres, as of record in Book 2083, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 begins at a point in the northerly margin of Ward Street at the common corner of Lots Nos. 11 and 12 on said Plan; thence with the common boundary line between Lots Nos. 11 and 12 northwardly 175.7 feet to the common rear corner of said lots; thence eastwardly 53.7 feet to the westerly margin of Posedale Avenue, southerly 153.4 feet to a marker; thence around the curve 39.3 feet to a marker in the northerly margin of Ward Street; thence with the northerly margin of Ward Street westerly 58.4 feet to the point of beginning.

Being the same property conveyed to James Mitchell Fischer, Jr., and Robert Dudley Short, Jr., by deed from William B. Taylor, Jr., and wife, Beatrice B. Taylor, of record in Book 2905, page 403, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 19 day of November, 1959

James Mitchell Fischer Jr.

Robert Dudley Short Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James M. Foster, a Notary Public in and for the State and County aforesaid, personally appeared the within named James Mitchell Fischer, Jr. and Robert Dudley Short, Jr.

the bargainor(s) 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 the 19th day of November, 1959

James M. Foster
Notary Public

My commission expires: Nov 23, 1959

PG 383