BK 3028

For and in consideration of the sum of Ten and no/100 ($10.00) DOLLARS

cash in hand paid by Clara Walton, the receipt of which is hereby acknowledged, and in order to vest title to the property hereinafter described in the Grantor and the Grantee, as tenants by the entirety,

I, Frank Walton,

have bargained and sold, and by these presents do transfer and convey unto my wife, Clara Walton, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 13th, formerly the 23rd, Civil District of said County and State, described as follows:
Beginning with the southwest corner of Arch McGuire Property, running 122 feet east to Powell Avenue; thence running with Powell Avenue 60 feet south; thence 122 feet west from Powell Avenue to the dividing line of Slaughter and Carr; thence 60 feet north to the point of beginning.
Being the same property conveyed to Frank Walton by deed from Henry Carr, of record in book 747, page 688, Register's Office for said County.

This conveyance is made pursuant to the provisions of the laws of the State of Tennessee, and for the express purpose of creating an estate by entirety in the above described land in the said Frank Walton and his wife, Clara Walton, so that the entire property upon the death of either will go to the survivor.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clara Walton, her

heirs and assigns, forever.

And I do covenant with the said Clara Walton

that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Frank Walton

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Clara Walton, her

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 11th day of February, 1960, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Frank Walton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. R. Grimes Jr, a Notary Public in and for said County and State, Frank Walton,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of February, 1960.

MY COMMISSION EXPIRES OCT. 24, 1961

L. R. Grimes Jr Notary Public

71701

WARRANTY DEED

FROM Frank Walton

TO Clara Walton

2221 - Live Oak Nashville 9

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day of FEB 1960 A.D. at 3:27 o'clock P.M.
Noted in Book 3028 Page 451
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By M. M. Jones D.C.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

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