WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, JAMES T. WALKER, have bargained and sold, and by these presents do transfer and convey unto the said EVA BRUNETTE WALKER, her heirs and assigns, all my right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:



Being Lot No. 35 on the plan of the subdivision of the Lindsley Chadwell Tract, as of record in Plan Book 2, page 24, Chancery Court at Nashville.

Said Lot No. 35 fronts 50 feet on the northerly side of Russell, formerly Ruth, Street, and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to James T. Walker and wife, Eva Brunette Walker, by deed from Ben F. Allen and wife, of record in Book 1718, page 345, Register's Office for said County.

TO HAVE AND TO HOLD all my right, title and interest in and to the said tract or parcel of land, with the appurtenances, estate and title thereto belonging to the said EVA BRUNETTE WALKER, her heirs and assigns, forever.

I do covenant with the said EVA BRUNETTE WALKER 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 except by Deed of Trust of record in Book ____, Page _____, Register's Office for Davidson County, Tennessee, subject to which this conveyance is executed.

I, the said JAMES T. WALKER, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said interest in said land to the said EVA BRUNETTE WALKER, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 22 day of October, 1959.

James T. Walker