BK 3104

For and in consideration of the sum of ten and no/100----------
----------($10.00)----------DOLLARS
cash in hand paid by The Vanderbilt University, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

we, Ralph T. Walker and wife, Carolyn Sawyer Walker

have bargained and sold, and by these presents do transfer and convey unto the said The Vanderbilt University, a Tennessee corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 1 on the Plan of H. W. Forde's Subdivision of lot No. 69 in Boyd Cockrill Spring, Tract, as of record in book No. 57, page 57, Register's Office for said County.
Said lot No. 1 fronts 47.9 feet on the westerly side of 25th Avenue South, formerly Clifton or Brown Avenue, and runsback between parallel lines with the southerly margin of Pierce Avenue, formerly Forde Avenue, 150 feet to an alley.
Being the same real property conveyed to Ralph T. Walker and wife, Carolyn Sawyer Walker, by deed from Herbert L. Walker, dated November 17, 1942, filed November 20, 1942, and recorded in book 1257, page 228, 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 The Vanderbilt University, a Tennessee corporation, its successors and assigns, forever.

And we do covenant with the said The Vanderbilt University 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., except for taxes for the year 1960 which are prorated and assumed by purchaser.

And we, Ralph T. Walker and wife, Carolyn Sawyer Walker do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said The Vanderbilt University, its successors and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 2nd day of August 19 60 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ralph T. Walker
Carolyn Sawyer Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, L. R. Grimes, Jr. a Notary Public in and for said County and State, Ralph T. Walker and wife, Carolyn Sawyer Walker

the within named 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 12th day of August, 19 60.

L. R. Grimes, Jr. Notary Public

MY COMMISSION EXPIRES OCT. 24, 1961
Commission expires

WARRANTY DEED
FROM 97971
Ralph T. Walker, et ux
TO
The Vanderbilt University

Noted in Book 71 - Page 22
Recorded in Book 2257 - Page 228
Recorded Feb. 1961 at 9:00 A.M.
JAMES C. WILSON, Reg.

Compliments of
Guaranty Title Company

PG 349