BK 3159

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

Donald L. Washburn Atty

WARRANTY DEED

For and in consideration of the sum of --$10.00--

--Ten and No/100-- DOLLARS

And other good and valuable considerations, the receipt of which is hereby acknowledged,

We, William L. Wallace and wife, Martha Wallace, have bargained and sold, and by these presents do transfer and convey unto the said L. D. Anderson and wife, Edith Sutton Anderson, Their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee being the east 50 feet of the west 90 feet of the south part of Lot No. 19 on the Map of Maplewood Manor Subdivision, as of record in Book 547, page 102, Register's Office for said County.

Said part of said Lot No. 19 fronts 50 feet on the north side of Curdwood Avenue or Drive, formerly Maplewood Boulevard and runs back between parallel lines parallel to and 10 feet west of the line between Lots Nos. 19 and 20, 150 feet to a dead line.

Being the same property conveyed to William L. Wallace and wife, Martha Wallace, by deed from Ray C. Bohannon and wife, Verna Bell Bohannon, of record in Book 2395, page 223, 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 said L.D.Anderson and wife, Edith Sutton Anderson, Their heirs and assigns, forever.

And We do covenant with the said L.D.Anderson and wife, Edith Sutton Anderson 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.

The sellers have agreed to give possession within thirty days from the date hereof.

And We, William L. Wallace and wife, Martha Wallace, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said L.D.Anderson and Edith Sutton Anderson, Their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17 day of October, 1960

William L. Wallace

Martha Wallace

STATE OF TENNESSEE
Davidson County

Personally appeared before me, D S Martin, a Notary Public in and for said County and State, the within named William L. Wallace and wife, Martha Wallace

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 office, this 17 day of October, 1960

Commission expires 5-16-64

D S Martin
Notary Public

PG 411