BK 3164



**WARRANTY DEED** G-161033 REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN AND NO/100 *****

DOLLARS ($ 10.00 ),

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

OLIVER J. WALLER, JR., ROBERT W. WALLER and wife, SHIRLEY ANN WALLER, CHARLES W. WALLER and wife, BARBARA LYNN WALLER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto TEDDY M. ATKINS and wife, DOROTHY I. ATKINS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, 14th Civil District State of Tennessee, described as follows:

Being part of tract no. 4, as shown on survey of the Division of George E. Anderson's Farm, not of record, described according to a survey made by Hickerson and Hickerson, Engineers, October 22, 1960 and revised November 11, 1960, as follows:

Beginning at a point in the center of Bernard Road north 87° west 711 feet from the southwest corner of the property conveyed to W. T. Johns and wife by deed from O. G. Johns, of record in Book 2539, page 275, Register's Office for said County, being the southwest corner of the property conveyed to Oliver J. Waller, Jr., et al by deed from Clive Anderson, et al, of record in Book 2993, page 322, said Register's Office; thence north 3° 30' east 430 feet; thence south 87° east 100 feet; thence south 3° 30' west 430 feet to the center of said Road; thence with same north 87° west 100 feet to the beginning.

Being part of the same property conveyed to Oliver J. Waller, Jr., unmarried, Robert W. Waller and wife, Shirley Ann Waller, and Charles W. Waller and wife, Barbara Lynn Waller by deed from Clive Anderson, et al, of record in Book 2993, page 322, 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, except for an easement for right of way of Bernard Road.

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 8th day of December, 1960.

Charles W. Waller — Robert W Waller

Barbara Lynn Waller — Shirley Ann Waller

Oliver J. Waller Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named Oliver J. Waller, Jr., Robert W. Waller and wife, Shirley Ann Waller and Charles W. Waller and wife, Barbara Lynn Waller, 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 8th day of December, 1960.

My commission expires July 23, 1962

Reau E. Folk Jr
Notary Public

FS

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