WARRANTY DEED **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten and no/100 - DOLLARS ($ 10.00),
cash in hand and other good and valuable considerations paid to us by the purchaser, the receipt of which is hereby acknowledged.

Charles L. Walker and wife, Lillian Walker

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
Boyd D. Fulton, unmarried

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

Land in Davidson County, Tennessee, being Lot No. 35 on the Map of Victoria Place, as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 68.5 feet on the south side of Dallas Avenue and runs back between lines 130.5 feet along the westerly margin of an alley on the east line, and 130.5 feet along the easterly line of Lot No. 34 on the west line to an alley in the rear measuring 67.3 feet thereon.

Being the same real property conveyed to Charles L. Walker and wife, Lillian Walker, by warranty deed from John W. Leggett and wife, Magnolia M. Leggett, of record in Book 2645, page 441, 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.

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 14th day of February 1961.

Charles L. Walker

Lillian Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary F. Sharp, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles L. Walker and wife, Lillian Walker,

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 Nashville, Tennessee, this the 14 day of February 1961.

Mary F. Sharp
Notary Public

My commission expires: Com Expires Nov 23 1964