K 3182

WARRANTY DEED 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., and wife, ANNA M. WALLER, and ROBERT W. WALLER, and wife, SHIRLEY ANN WALLER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES W. WALLER, and wife, BARBARA LYNN WALLER, hereinafter called the Grantees, their heirs and assigns, all of the Grantors' right, title and interest in and to 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 the survey of the division of George E. Anderson's farm, not of record, described according to a survey made by Hickerson and Hickerson, Engineers February 6, 1961, as follows:

Beginning in the center of Eatons Creek Road at a point 500 feet N 2° 15' E from the northeasterly corner of the property conveyed to W. T. Johns by deed of record in Book 2539, page 275, Register's Office for said county, and running thence N 87° W 475 feet to an iron pin; thence, S 1° 15' W 400 feet to an iron pin; thence N 87° W 500 feet to an iron pin, being the northwesterly corner of property conveyed to Teddy M. Atkins, by deed of record in Book 3164, page 241, said Register's Office; thence, N 3° 30' E 631 feet to an iron pin; thence, S 81° E 956 feet to the center of Eatons Creek Road; thence, with the center of said road, S 2° 15' W 137.2 feet to the beginning, containing 7.9 acres, more or less, exclusive of the area within said roadway.

Being part of the 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, said Register's Office.

all of the Grantors' interest in

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 the right of way of Eatons Creek 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 19th day of February 19 61

Oliver J. Waller Jr.

Robert W. Waller

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. and wife, Anna M. Waller and Robert W. Waller and wife, Shirley Ann Waller, 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 19th day of February 19 61

Reau E. Folk, Jr
Notary Public

My commission expires: July 23, 1962

WARRANTY DEED
CB&F
From
OLIVER J. WALLER, JR., et ux.
ROBERT W. WALLER, et ux.
To
CHARLES W. WALLER, et ux.



REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day
FEB A.D. 1961
at 2:44 o'clock P.M.
Noted in Book 1 Page 126
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Dep. Fee

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

G 393