BK 3223

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

TEN & NO/100- DOLLARS

Cash in hand paid by Charles Daniel Nussbaumer and wife, Sarah H. Nussbaumer, receipt of which is hereby acknowledged, and other good and valuable consideration,

We, Buford B. Walker and wife, Louise H. Walker,

_____ have bargained and sold, and by these presents do transfer and convey unto the said CHARLES DANIEL NUSSBAUMER AND WIFE, SARAH H. NUSSBAUMER,

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 Lot No. 22, Seven Oaks Subdivision Section 1, as of record in Book 1835, page 132, Register's Office for said County, more particularly described as follows:

Beginning at a point on the westerly margin of Weaver Drive, at the common corner of Lots Nos. 21 and 22; thence in a northerly direction along the westerly margin of Weaver Drive, 135.3 feet to a point; thence continuing around a curve in a northerly and westerly direction 36.99 feet to a point on the southerly margin of Pineway Drive; thence along said Pineway Drive 117.18 feet to a point; thence in a southerly direction 184.1 feet to a point on the line between lots Nos. 21 and 22; thence in an easterly direction along the line between lots Nos. 21 and 22 for a distance of 192 feet to the westerly margin of Weaver Drive, the point of beginning.

Being the same property conveyed to Buford B. Walker and wife, Louise H. Walker, by deed from John Harris Simmons and wife, Donna M. Simmons, of record in Book ____, page ____, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CHARLES DANIEL NUSSBAUMER AND WIFE, SARAH H. NUSSBAUMER, their heirs and assigns, forever.

And we do covenant with the said Charles Daniel Nussbaumer and wife, Sarah H. Nussbaumer, 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.

And We, Buford B. Walker and wife, Louise H. 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 Charles Daniel Nussbaumer and wife, Sarah H. Nussbaumer, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 2 No day of ~~April~~ May 1961

Buford B. Walker

Louise H. Walker

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