K 3248

WARRANTY DEED

I ATTORNEYS TITLE COMPANY

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create A tenancy by the entireties

We, Billy J.Walker and wife, Lucille T.Walker

have bargained and sold, and by these presents do hereby transfer and convey unto Jno. B.Cobb,Jr., Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 237 and 238, on the Map of McEwen Place, as of record in Book 332,page 133, Register'sOffice for Davidson County,Tennessee.

Said Lots Nos. 237 and 238 front together 60 feet on the westerly side of Rudolph Street and run back between parallel lines 128 feet to an alley.

Being the same property conveyed to Lucile Ruffin, a widow, by deed from C. Roy Gwaltney and wife, Beulah Gwaltney, of record in Book 2246,page 329, Register's Office for Davidson County,Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said Jno. B.Cobb,Jr., Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Billy J.Walker and wife, Lucille T. 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 Jno. B.Cobb,Jr., Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Jno.B.Cobb,Jr., Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Billy J.Walker and wife, Lucille T.Walker, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Billy J.Walker and wife, Lucille T.Walker, their heirs and assigns, forever.

And I do covenant with the said Billy J. Walker and wife, Lucille T.Walker, that I Jno. B.Cobb,Jr. Trustee am lawfully seized and possessed of said land and have a good right to convey it.

And I, Jno B.Cobb,Jr., Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Billy J.Walker and wife, Lucille T.Walker, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 2nd day of June, 1961.

Billy J. Walker

Lucille T. Walker

Jno B Cobb Jr Trustee.

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