BK 3313

WARRANTY DEED

For and in consideration of the sum of One and no/100 - - - - - - - - - - - - - - - --($1.00) - *DOLLARS*

Cash in hand paid, the receipt of which is hereby acknowledged, and the further consideration, the love and affection that I bear toward my wife, Marion Walker

Now, I, L. T. Walker *have bargained and sold, and by these presents do transfer and convey unto the said* Marion Walker her *heirs and assigns* a one-half undivided interest in */a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 27 in Greenwood Paynes Addition to East Nashville, formerly Edgefield, now in the Eighteenth Ward of the City of Nashville, Tennessee, as shown upon the records of the Register's Office for said County in Book No. 21, page 70.

Said Lot No. 27 fronts 50 feet on the northerly side of Russell Street, beginning at a point 150 feet west of Tenth Street, and extending back northerly 170 feet to an alley on which it fronts 85 feet, and being known by City No. 949 Russell Street, In Nashville, Tennessee.

Being the same property conveyed to L. T. Walker by deed from Elsie M. Thompson and G. M. Thompson, of record in Book 596, page 490, said Register's Office.

This conveyance is made by the grantor, L. T. Walker, for the sole purpose to create an estate by the entireties in and to the entire interest in the said herein described real estate as provided by Section 64-109, Code of Tennessee Annotated.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marion Walker her *heirs and assigns, forever.*

And I *do covenant with the said* Marion Walker *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, L. T. Walker *do further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Marion Walker her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 30th *day of* November *19*61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

L. T. Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON } Paul Holbrook, *a Notary Public in and for said County and State,* *Personally appeared before me,* L. T. Walker

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee,* *this* 30th *day of* November *19*61

Paul Holbrook *Notary Public*

2/25/65

71944

WARRANTY DEED

FROM

L. T. WALKER

TO

MARION WALKER

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Guaranty Title Company

PG 312