BK 3345

For and in consideration of the sum of ----------Ten and no/100----------
----------Ten and no/100----------*DOLLARS*

and other good and valuable considerations, cash in hand paid by Thomas Emmett Swanson and wife, Mary C. Swanson, the receipt of all of which is hereby acknowledged.

We, Douglas A. Walker and wife, Christine L. Walker
have bargained and sold, and by these presents do transfer and convey unto the said Thomas Emmett Swanson and wife, Mary C. Swanson
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being the northerly 75.1 feet front and 75 feet rear of Lots Nos. 161, 162 and 163, on the Map showing Subdivision of the Waters Place, as of record in Book 332, page 137, Register's Office for said County. Said parts of said lots front 75.1 feet on the easterly side of McKinney Avenue or Branch Avenue and run back between lines, 157.5 feet more or less on the southerly line and 154 feet on the northerly line, with the southerly margin of an alley, to the westerly line of Lot No. 160, measuring 75 feet thereon.
Being the same property conveyed to Douglas A. Walker and wife, Christine L. Walker, by deed from Daniel W. Bowman and wife, as of record in Book 2299, page 243, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas Emmett Swanson and wife, Mary C. Swanson
their *heirs and assigns, forever.*

And we *do covenant with the said* Thomas Emmett Swanson and wife, Mary C. Swanson *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, Douglas A. Walker and wife, Christine L. 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 Thomas Emmett Swanson and wife, Mary C. Swanson, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 9th *day of* March *19* 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Douglas A. Walker
Douglas A. Walker

Christine L. Walker
Christine L. Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Phillip E. Cole *a Notary Public in and for said County and State,* Douglas A. Walker and wife, Christine L. Walker
the within *named bargainor* s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at Nashville *Tennessee,*
this 9th *day of* March *19* 62.

My commission expires April 26, 1965 Phillip E. Cole *Notary Public*

88315
Tyler, Nid-South Forms Corporation
WARRANTY DEED
FROM
Douglas A. Walker &c wf
TO
Thomas E. Swanson &c wf
Filed for record the 12th day of March 1962 at 9:30 A.M.
Recorded the 12th day of March 1962 at 9:30 A.M.
Register

PG 579