K 3374

WARRANTY DEED

For and in consideration of the sum of Ten & No/100 - - - - - - - - - - - - - - - - - -
($10.00) - DOLLARS
Cash in hand, paid this date, and other good and valuable considerations; the receipt of all of which is herein acknowledged;

Mary Vaughan Walsh and husband, James F. Walsh,

have bargained and sold, and by these presents do transfer and convey unto the said The Sunshine Shop, Inc., its successors, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 7 on the Plan of Murphy Land Company's Subdivision of lots Nos. 260 and 261 of the Boyd Home Tract, as of record in Book 161, Page 113, Register's Office for said County.
Said lot No. 7 fronts 49.8 feet on the northerly side of Church Street, as widened, and runs back between parallel lines 163 feet, more or less, to an alley.
Being the same real property conveyed to Mary Vaughan Walsh by deed from P. S. Norton, dated November 1, 1930, filed September 3, 1931, and recorded in Book 896, Page 16, 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 The Sunshine Shop, Inc., its successors, representatives and assigns, forever.

And We do covenant with the said The Sunshine Shop, Inc., 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 except taxes for the year 1962, which have been prorated and payment of same is assumed by grantees.

And Mary Vaughan Walsh and husband, James F. Walsh, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said The Sunshine Shop, Inc. its successors, representatives and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of May 1962

Mary Vaughan Walsh

James F. Walsh

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Tom M. Lea, a Notary Public in and for said County and State, the within named Mary Vaughan Walsh and husband, James F. Walsh,

the bargainors, 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 office, this 1st day of May 1962

Commission expires Jan 28 1963

Tom M. Lea
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day of MAY A.D. 1962 at 12:03 o'clock P M.
Noted in Book 20 Page 744
Recorded in Book ____ Page ____
Recording Fee $2.50
JAMES P. WILSON, Register
By R. Wilson Deputy Reg.

WARRANTY DEED
FROM
Mary Vaughan Walsh and husband
James F. Walsh
TO
The Sunshine Shop, Inc.
97280

$33,500.00

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

C-3421

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