K 3401

WARRANTY DEED

FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $13,950.00 ----------

Thirteen Thousand, Nine Hundred Fifty and No/100 ---------- DOLLARS

Cash in hand paid by James A. Walker and wife, Louzelle Riden Walker, the receipt of which is hereby acknowledged, we,

J. DOUGLAS WRIGHT and J. DOUGLAS WRIGHT, JR.

_____ have bargained and sold, and by these presents do transfer and convey unto the said James A. Walker and wife, Louzelle Riden Walker 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. 760 on the Plan of Charlotte Park, Section 12, as of record in Book 2900, page 127, Register's Office for said County.

SAID Lot No. 760 fronts 70 feet on the northwesterly side of Premier Drive and extends back 144.7 feet on the southwesterly line and 147.7 feet on the northeasterly line, to a line in the rear on which it measures 70 feet.

BEING the same property conveyed to J. Douglas Wright and J. Douglas Wright, Jr., as tenants in common, by deed from Consolidated Developments, Inc., of record in Book 3254, page 526, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James A. Walker and wife, Louzelle Riden Walker their heirs and assigns, forever.

And we do covenant with the said James A. Walker and wife, Louzelle Riden Walker 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 1962 Taxes which have been prorated and are hereby assumed by the purchasers.

And we, J. DOUGLAS WRIGHT and J. DOUGLAS WRIGHT, JR. do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James A. Walker and wife, Louzelle Riden Walker, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of June ; 19 62

J. Douglas Wright

J. Douglas Wright, Jr.

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