K 3433

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100---------- ------

($10.00) **DOLLARS**

Cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption of the unpaid balance or the mortgage executed by William G. Reese and wife, Motelle Reese, to Miller Kimbrough, Trustee, of record in Book 2530, page 55, RODC, Tennessee, which Mortgage the purchasers hereby assume and agree to pay we, FARON YOUNG AND WIFE, HILDA MARGOT YOUNG,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** WALTER T. WALKER AND WIFE, VIOLA V. 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. 260 on the Plan of Gra-Mar acres, Section 7, of record in Book 2331, page 80, Register's Office for said County, described as follows:

Beginning on the Westerly margin of Graycroft Avenue at the corner of Lots Nos. 260 and 282; thence with the line between said two lots Westwardly 120 feet; thence South 7° 08' West 122.66 feet to the Northerly margin of Joyce Lane; thence with said lane, Eastwardly 141 feet to the beginning of a curve; thence around said curve with a radius of 20 feet Northeastwardly 36.39 feet to the Westerly margin of Graycroft Avenue; thence with the same, Northwardly 153.87 feet to the beginning.

Being the same property conveyed to Faron Young and wife, Hilda Margot Young, by two deeds, one from William G. Reese and wife, Motelle Reese, of record in Book 2964, page 23, and the other from P. F. Harlan, of record in Book 3105, page 257, 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 Walter T. Walker and wife, Viola V. Walker

their **heirs and assigns, forever.**

And we **do covenant with the said** Walter T. Walker and wife, Viola V. 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 as herein above stated and 1962 taxes which have been prorated and are hereby assumed by the purchasers.

And we, FARON YOUNG AND WIFE, HILDA MARGOT YOUNG

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Walter T. Walker & wife, Viola V. Walker

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 11th **day of** September, 19 62

Hilda Margot Young

Faron Young

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