BK 3465

For and in consideration of the sum of Three Thousand Four Hundred and no/100 ($3,400.00) *DOLLARS*

cash in hand paid by L. C. Walker, the receipt of which is hereby acknowledged,

I, Beatrice C. Cole, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said L. C. Walker, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 7 on the Plan of the Lindsley Home Place, as of record in Plan Book 2, page 92, Chancery Court at Nashville.
Said Lot No. 7 fronts 50 feet on the southerly side of Woodland Street and runs back 239.06 feet, more or less, on the westerly line and 241.87 feet, more or less, on the easterly line to an alley, measuring 50 feet thereon.
Being the same real property conveyed to Beatrice C. Cole, by deed from Virginia T. Sanders, of record in book 2705, page 81, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said L. C. Walker, his

heirs and assigns, forever.

And I *do covenant with the said* L. C. 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,* except taxes for 1962 which are prorated and assumed by the grantee.

And I

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* L. C. Walker, his

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

Witness my *hand this* 6th *day of* December, *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.*

Beatrice C. Cole

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, L. R. Grimes Jr, *a Notary Public in and for said County and State,* Beatrice C. Cole,

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

Witness my hand and official seal at Nashville *Tennessee,*
this 6th *day of* December, *19* 62.

L. R. Grimes Jr *Notary Public*

Commission expires 10/23/65

L. R. GRIMES JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

A-121123

WARRANTY DEED

FROM Beatrice C. Cole

TO L. C. Walker

36906

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day of DEC A.D. 1962 at 2:00 P.M.
Noted in Book 4147 Page 11
Recording Fee $3.00
Register
By R. Lunn Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
Title Insurance Company
Cor. Third & Union
NASHVILLE, TENNESSEE

[redacted]

PG 637