K 3501

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Thirteen Thousand Six Hundred and No/100 ($13,600.00) DOLLARS

cash in hand paid by James Edward Walker and wife, Frances C. Walker, the receipt of which is hereby acknowledged,

S & F, Inc. have bargained and sold, and by these presents do transfer and convey unto the said James Edward Walker and wife, Frances C. Walker, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 70 on the Plan of Dodson Heights, as of record in Book 2900, page 113, Register's Office for said County.

Said Lot No. 70 fronts 67.29 feet on the southerly side of Lopez Lane and extends back between lines, 134.7 feet on the easterly line and 128.1 feet on the westerly line to a dead line in the rear measuring 77.6 feet thereon.

Being part of the same property conveyed to S & F, Inc. by deed from Miller Kimbrough, Trustee, of record in Book 3339, page 99, said Register's Office.

This conveyance is subject to certain easements and restrictions as show on the plan of record in Book 2900, page 113; and restrictive covenants of record in Book 3130, page 623, and Book 3161, page 279, 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 James Edward Walker and wife, Frances C. Walker, their heirs and assigns, forever.

And S & F, Inc. does covenant with the said James Edward Walker and wife, Frances C. Walker that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as above set forth.

And S & F, Inc., a Tennessee Corporation do further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said James Edward Walker and wife, Frances C. Walker, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, S & F, Inc. has caused its corporate name to be affixed hereto by its duly authorized officers this the 12th day of January, 1963

ATTEST:

Secretary-Treasurer

S & F, INC.
BY:
Vice President

STATE OF TENNESSEE
David

Personally appeared before me, _____, a Notary Public in and for said County and State, _____, with whom I am personally acquainted, and who acknowledged that the _____ executed the _____ for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of _____, 19__.

Commission expires _____

_____
Notary Public

G 245