K 3535

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $7,566.45

SEVEN THOUSAND FIVE HUNDRED SIXTY SIX AND 45/100---------- DOLLARS

IN HAND PAID, $522.00 HAS BEEN PAID IN CASH BY HOLLIS O. WALKER AND WIFE, RUTH A. WALKER, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE BALANCE IN THE SUM OF $7,122.45, THE GRANTEES ASSUME A LOAN WITH MURFREE INSURANCE COMPANY, OF RECORD IN BOOK 3411, PAGE 121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE ORIGINAL AMOUNT OF $7,200.00.

I, KENNETH C. PAYNE AND WIFE, NANCY R. PAYNE

have bargained and sold, and by these presents do transfer and convey unto the said HOLLIS O. WALKER AND WIFE, RUTH A. WALKER

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

BEING THE NORTH 14.0 FEET FRONT AND 12 FEET REAR OF LOT NO. 24 AND THE EAST 2.0 FEET FRONT AND 33.5 FEET REAR OF LOT NO. 25 ON THE MAP OF SEC. THREE SUBDIVISION OF LOT NO. 1 OF THE HARPETH HOME TRACT, AS OF RECORD IN BOOK 491, PAGE 17, REGISTER'S OFFICE FOR SAID COUNTY.

SAID TAKEN AS SAID LOTS ABUTH AND FRONT TOGETHER 60 FEET ON THE SOUTH SIDE OF VIRGINIA AVENUE AND RUN BACK BETWEEN LINES, 210 FEET, MORE OR LESS, TO THE NORTH LINE OF EAST OF LOT NO. 24 AND 212 FEET ON THE REAR LINE OF SAID LOT NO. 25, TO A POINT IN THE REAR ON WHICH THEY MEASURE 60 FEET.

BEING THE SAME PROPERTY CONVEYED TO KENNETH C. PAYNE AND WIFE, NANCY R. PAYNE, BY DEED FROM STAFFORD BUILDERS, INC., OF RECORD IN BOOK 3421, PAGE 207, 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 HOLLIS O. WALKER AND WIFE, RUTH A. WALKER, THEIR heirs and assigns, forever.

And WE do covenant with the said HOLLIS O. WALKER AND WIFE, RUTH A. 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 SET FORTH ABOVE.

And WE, KENNETH C. PAYNE AND WIFE, NANCY R. PAYNE do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said HOLLIS O. WALKER AND WIFE, RUTH A. WALKER, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hands this 23rd day of APRIL, 19 63

[redacted]

Kenneth C. Payne

Nancy R. Payne

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