BK 3578

PG 205

WARRANTY DEED

For and in consideration of the sum of Ten and no/100---------- ---------- ($10.00) *DOLLARS*

Cash paid by William H. Walden and wife Margaret F. Walden, and other good and valuable consideration, the receipt of which is hereby acknowledged.

William D. Green and wife, Marthelia Green

have bargained and sold, and by these presents do transfer and convey unto the said William H. Walden and wife, Margaret F. Walden

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

Land in Davidson County, Tennessee, being Lot No. [illegible] on the Plan of Cloverhill, Section No. 4, as of record in Book 2188, page 68, Register's Office for said County, described as follows:

Beginning on the northerly margin of Emery Drive at the corner of Lots Nos. 804 and 805; thence with said Drive eastwardly 68 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 21.0 feet northeastwardly 32.41 feet to a concrete monument on the westerly margin of Braidwood Drive; thence with said Drive northwardly 48.5 feet to the corner of Lots Nos. 806 and 807; thence with the line between said two lots westwardly 165.8 feet to the easterly line of Lot No. 803; thence with said line southwardly 145 feet to the beginning.

Being the same real property conveyed to William D. Green and wife, Marthelia Green, by deed from J. C. Kersey et al, dated June 1, 1964, filed June 1, 1964, and recorded in Book 3487, page 187, 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 William H. Walden and wife Margaret F. Walden

heirs and assigns, forever.

And We *do covenant with the said* William H. Walden and wife Margaret F. Walden *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 the 1965 taxes a lien not yet due and payable but to have been pro-rated and assumed.

And We William D. Green and wife Marthelia Green *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William H. Walden and wife Margaret F. Walden, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 17th *day of* July, *19* 65 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William D. Green
William D. Green

Marthelia Green
Marthelia Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, David C. Kipp *a Notary Public in and for said County and State,* William D. Green and wife, Marthelia Green

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

Witness my hand and official seal at Nashville *Tennessee, this* 17th *day of* July *19* 65.

David C. Kipp *Notary Public*

Commission expires July 20, 1965