K 3614

WARRANTY DEED — ATTORNEYS TITLE COMPANY

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an estate as tenants by the entireties

We, Robert L.Walker, Jr. and wife, Sarah Catherine Walker

have bargained and sold, and by these presents do hereby transfer and convey unto Lillian Ashworth, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 of Block 6 on the Map of Fairfax Subdivision of record in Book 547, pages 137 and 138, Register's Office for said County.

Said Lot No. 5 fronts 160 feet on the westerly side of an unnamed Street which is west of a Park and connects Overlook Drive with Hillside Drive, and runs back 200 feet on the northerly line and 189 feet on the southerly line to a point, said point being triangular in shape.

Being the same property conveyed to Robert L.Walker, Jr. by deed from Andrew Jackson University, of record in Book 1217, page 403, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said Lillian Ashworth, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Lillian Ashworth, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Lillian Ashworth, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Robert L.Walker, Jr. and wife, Sarah Catherine Walker

their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Robert L.Walker, Jr. and wife, Sarah Catherine Walker, their heirs and assigns, forever.

And I ~~do covenant~~ with the said Robert L.Walker, Jr. and wife, Sarah Catherine Walker, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Lillian Ashworth, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Robert L.Walker, Jr. and wife, Sarah Catherine Walker, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 23rd day of August, 1963.

Robert L. Walker Jr.
Lillian Ashworth Tr.
Sarah Catherine Walker

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