K 3618

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of TEN & no/100 ($10.00) - **DOLLARS**
and other good and valuable considerations, paid by Nathan Wall and wife, Roberta Wall to L. W. Talbert, /and wife, Ava R. Talbert, the Grantor herein, the receipt of all of which is hereby acknowledged,

L. W. TALBERT, and WIFE, AVA R. TALBERT,

has ~~have~~ **bargained and sold, and by these presents do transfer and convey unto the said** Nathan Wall and wife, Roberta Wall,
their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:** A tract of land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, described according to a survey made by Erle Drake, County Surveyor, December 12, 1936, as follows: BEGINNING in the center of the New Hydes Ferry Pike on the westerly line of the John Parman tract; thence with said line, North 1 degree East 105.76 poles to the Southwest corner of the Old Robert Cato Place subdivided; thence with Cato's line, as follows: North 3-3/4 degrees East 77.90 poles; North 88 degrees West 28.80 poles; North 2 degrees East 42.60 poles to an old stone; thence continuing with Cato's line and with C. G. Henderson's Southerly line, North 87½ degrees West 177.3 poles to the Henderson Southwest corner, and being the Northeast corner of a tract conveyed by J. W. Gaines to M. S. Combs by deed of record in book 749, page 480, Registers' Office for said County; thence with the Northerly line of said tract, south 69½ degrees West 70 poles; thence South 8 degrees East 7 poles to the Northerly line of the Sory Lands; thence with said line, South 75½ degrees East 66-3/4 poles; thence continuing with Sory's east line, south 3-1/4 degrees West 50 poles, more or less, to the northwest corner of Ellen Simpkins' Homestead and Dower Tract; thence with Simpkins' northerly line, south 89½ degrees East 117 poles; thence continuing with Simpkins' east line, South 1½ degrees east 119 poles to the center of the New Hydes Ferry Pike; thence with the center of said Pike, eastwardly 1170 feet, more or less, to the beginning, containing 194.48 acres, more or less.

Being the same property conveyed to L. W. Talbert by deed from Bransford Realty Company, dated December 5, 1936, filed January 13, 1937, and recorded in book 1014, page 27, 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 Nathan Wall and wife, Roberta Wall, their heirs and assigns, forever.

And ~~we~~ **do covenant with the said** Nathan Wall and wife, Roberta Wall 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.**

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 Nathan Wall and wife, Roberta Wall, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 3rd day of April, 1963

x L W Talbert
Ava R. Talbert

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John M. Lynch, **a Notary Public in and for said County and State, the within named** L. W. Talbert and wife, Ava R. Talbert **the bargainor** s, **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 office, this 3rd **day of** April, 1963

Commission expires 4/25/64

John M. Lynch
Notary Public

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