K 3703

WARRANTY DEED

For and in consideration of the sum of TEN AND ----------00/100 ($10.00) ---------- *DOLLARS*

cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged;

We, F. H. Rowden, Jr. and wife, Betty Lou Rowden, *have bargained and sold, and by these presents do transfer and convey unto the said* William Walker and wife, Betty Lucille Walker *their 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. 164 on the Plan of Bellshire Estates, Section 6, as of record in Book 2133, page 129, Register's Office for said County.

Said Lot No. 164 fronts 100 feet on the southerly margin of Bellshire Drive and runs back between lines 300.8 feet on the west line and 305.8 feet on the east line, to a dead line in the rear on which it measures 100 feet.

Being the same real property conveyed to F. H. Rowden, Jr. and wife, Betty Lou Rowden, by deed from Estess C. Flatt and wife, dated July 11, 1959, filed July 17, 1959, and recorded in book 2925, page 503, 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 Walker and wife, Betty Lucille Walker *their heirs and assigns, forever.*

And we *do covenant with the said* William Walker and wife, Betty Lucille 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.*

And we, F. H. Rowden, Jr. and wife, Betty Lou Rowden, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William, Walker, and wife, Betty Lucille Walker, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand*s *this* 5th *day of* March, *19*64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

F. H. Rowden, Jr.

Betty Lou Rowden

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James A. Castleman, *a Notary Public in and for said County and State,* F. H. Rowden, Jr. and wife, Betty Lou Rowden *the within named 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 Nashville, *Tennessee, this* 5th *day of* March, *19*64.

James A. Castleman, *Notary Public*

Commission expires [illegible]

WARRANTY DEED
FROM 18112
F. H. Rowden, Jr., et ux
TO
William Walker, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 11 day MAR A.D. 1964 at 10:58 o'clock A M.
Recorded in Book 108 Page 245
Recording Fee in Book $ 2.00
Register, Deputy Reg.

PG 251