BK 3768

ck ok thru 2nd bk.

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of **Five Thousand Two Hundred ($5,200.00) Dollars cash in hand paid by Ellen Beatrice Wootten receipt of which [illegible] is hereby acknowledged, and in further consideration of a warranty deed executed by Ellen Beatrice Wootten, conveying to us Lot No. 10 on the Map of Charles U. Coggins' First Addition of record in Book 421, page 33, Register's Office for Davidson County, Tennessee, receipt of which deed is hereby acknowledged, We, G. M. Walker and wife, Mary E. Walker** have bargained and sold, and by these presents do transfer and convey unto the said **Ellen Beatrice Wootten,**

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

Lots Nos. 31 and 32 and parts of Lots Nos. 33 and 34, of Block "C" on the Map of Greenland Estate of record in Book 974, page 13, Register's Office for Davidson County, Tennessee. Said lots and parts of lots are described as follows:

Beginning at the point where the southwesterly margin of Cardinal Drive intersects the northwesterly margin of Murrey Street, thence along the said margin of Murrey Street, southwesterly 130 feet to a point; thence northwesterly and parallel to the margin of Cardinal Drive 125 feet to a point; thence southwestwardly and parallel to the margin of Murrey Street 45 feet to a point; thence northwestwardly and parallel to the margin of Cardinal Drive 25 feet to a point in the rear line of Lot No. 34; thence northeastwardly along the rear lines of Lots Nos. 34, 33, 32 and 31, 175 feet to a point in the southwesterly margin of Cardinal Drive; thence southeasterly along said margin 150 feet to the point of beginning.

Being part of the property conveyed to G. M. Walker and wife, Mary E. Walker, by deed from Earl M. Long and wife, Johnnie L. Long, of record in Book 3642, page 34, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Ellen Beatrice Wootten her** heirs and assigns, forever.

And **we** do covenant with the said **Ellen Beatrice Wootten** 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, G. M. Walker and wife, Mary E. Walker,** do further covenant and bind **ourselves, our** heirs and representatives, to warrant and forever defend the title to the said land to the said **Ellen Beatrice Wootten her** heirs and assigns against the lawful claims of all persons, whomsoever.

Witness **our** hand **s** this 6th day of June, 19 64.

G M Walker

Mary E. Walker

PC 628