INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. BOOK 3799 PAGE 768

SEND TAX NOTICES TO:

ADDRESS:

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by JAMES D. WALKER AND WIFE, ELEANOR M. WALKER, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Kirby Clifton, Jr. and wife, Pauline Clifton, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 and the easterly one-half of Lot No. 11 on the Plan of Laurel Heights Subdivision, Lakeland, Old Hickory, as of record in Book 3600, page 44, Register's Office for said County.

Said Lot and part of lot adjoin and front together 135 feet on Laura Avenue, and run back to Donelson Property Line, as on recorded plot, Register's Office for said County.

Being part of the property conveyed to Kirby Clifton, Jr. and wife, Pauline Clifton, by deed from C. L. Ferrell and wife, Pauline Ferrell, of record in Book 3709, page 329, said Register's Office.

This conveyance is made subject to restrictive covenants applicable to said property, providing minimum dwelling area of 1000 square feet, brick construction, 40 foot setback line from Laura Avenue, and 10 foot setback line from side line of Lot 10.

THIS TRACT IS _____ IMPROVED AND SHOWN ON TAX RECORDS AS:

No. Street City Zone State

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 6th day of August, 19 64

Kirby Clifton Jr.

Pauline Clifton

STATE TAX $ 2.45
PROBATE .50
TOTAL $ 2.95

AUG 11 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 11 1964

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. P. Chilton Jr. Notary Public of said County and State, the within named Kirby Clifton, Jr. and wife, Pauline Clifton, 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 Nashville, Tennessee, this 6th day of August, 19 64

Commission expires January 24, 1966

C. P. Chilton Jr.
Notary Public

WARRANTY DEED

FROM KIRBY CLIFTON, JR. AND WIFE, PAULINE CLIFTON

TO JAMES D. WALKER AND WIFE, ELEANOR M. WALKER

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

45563

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 11 11 44 AM '64

NOTED: BOOK 107 PAGE 678

RECORDING FEE $ 2.00

DEP. REG. _____

20.35





