WARRANTY DEED

BOOK 4112 PAGE 309

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary R. Walker and wife, Peggy B. Walker	Gary R. Walker and wife, Peggy B. Walker	Map 145-9 Par. 10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ---------- *DOLLARS*

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

G. T. DEVELOPERS, INC.,

has ~~have~~ es *bargained and sold, and by these presents do transfer and convey unto the said* GARY R. WALKER AND WIFE, PEGGY B. WALKER, their ..... *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 16 on the Plan of Otter Creek Hills, as of record in Book 2900, pages 110 and 111, Register's Office for said County.

Said Lot No. 16 fronts 193.8 feet on the southerly side of East Ashland Drive and extends back 338.5 feet on the westerly line and 360 feet on the easterly line to a dead line, measuring 132 feet thereon.

Being part of the real property conveyed to G. T. Developers, Inc., by deed from John D. Walley, Trustee, of record in Book 3613, Page 339, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 3255, page 387, Register's Office for Davidson County, Tennessee; owner's certificate, a 10 foot public utility easement along rear line of premises, a 10 foot drainage easement along westerly line of premises and a 100 foot building setback line from East Ashland Drive as shown on plan of record in book 2900, pages 110 and 111, Register's Office for Davidson County, Tennessee.

This instrument prepared by: I. R. Schulman, Attorney
1100 American Trust Bldg.
Nashville, Tennessee

This is unimproved (X) improved ( ) property, known as East Ashland Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gary R. Walker and wife, Peggy B. Walker, their *heirs and assigns, forever.*

And it *do(es) covenant with the said* Gary R. Walker and wife, Peggy B. Walker, *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except by restrictive covenants, owner's certificate, easements and setback line as hereinabove set forth, and taxes for the year 1967 subject to which this conveyance is executed.

And G. T. Developers, Inc., *do(es) further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Gary R. Walker and wife, Peggy R. Waker, their *heirs and assigns against the lawful claims of all persons whomsoever.*

EXECUTED ~~Witness my hand~~ this 8th day of March, 1967, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*



G. T. DEVELOPERS, INC.

By: W. G. Smith

W. G. Smith, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, Helen Chapman, a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chattanooga, Tennessee, this 8th day of March, 1967.

Helen Chapman, Notary Public.

Commission Expires July 14, 1968.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Hamilton

Before me, Helen Chapman, a Notary Public of the State and County aforesaid, personally appeared W. G. Smith; with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the G. T. Developers, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in ~~Nashville,~~ Chattanooga Tennessee this 8th day of March, 19 67.

Helen Chapman
Notary Public

Commission Expires July 14, 1968

WARRANTY DEED

FROM

G. T. Developers, Inc.

TO

Gary R. Walker and wife,

Peggy B. Walker

64362

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

MAR 17 11 25 AM '67

RECORDING FEE $ 3.00

DEP. REG. _____

STATE TAX $ 9.53
PROBATE .50
TOTAL $ 10.03

MAR 17 1967

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

RCVD MAR 17 1967

Mail to Gary R. Walker
3625 Hillsboro Rd.
Nashville, Tenn.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

BOOK 4112 PAGE 312