1646

WARRANTY DEED

For and in consideration of the sum of Five ($5.00) and no/100- - - - - - - - - - -

- DOLLARS

paid by James W. Rankin and wife, Emma Francis Rankin, the receipt of which, together with other good and valuable consideration, is hereby acknowledged,

We, William H. Wingo and wife, Aline Stanton Wingo

have bargained and sold, and by these presents do transfer and convey unto the said James W. Rankin and wife, Emma Francis Rankin,

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. 4 on Plan of Section I, Rolling Green Subdivision, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded August 21, 1948, in Book 1424, Page 76, Register's Office for Davidson County, Tennessee; fronting 90 feet on Donelson avenue and containing 0.57 acres, more or less;

Subject to and/or reserving two special utility easements; one 10 ft. wide for electricity and/or telephone line, and one 5 ft. wide for a sewer line; and all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the GRANTOR. If special easements are abandoned for the purpose to which the same have been dedicated, all rights, thereunder will terminate and such special easements may not be reused for a different or dissimilar purpose. All as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to William H. Wingo and wife, Aline Stanton Wingo, by deed from E. I. du Pont DeNemours and Company, by a deed of record in Book ______, page ______, R. O. D. C., 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 James W. Rankin and wife, Emma Francis Rankin, their heirs and assigns forever.

And we do covenant with the said James W. Rankin and wife, Emma Francis Rankin 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, the said William H. Wingo and wife, Aline Stanton Wingo, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James W. Rankin and wife, Emma Francis Rankin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of October, 1948

William H. Wingo

Aline Stanton Wingo

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Bailey M. [illegible], a Notary Public in and for said County and State, the within named William H. Wingo and wife, Aline Stanton Wingo

the bargainors, 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 23rd day of October, 1948

Commission expires 10 1st 52

Bailey M. [illegible]
Notary Public

BM 10-47 F. & P. CO. 83e

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