K 1731

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $----------10.00----------

TEN and NO/100----------DOLLARS

Cash in hand paid by Mattie A. Lundy, Unmarried, the reciept of which is hereby acknowledged and other valuable considerations.
And assuming a Loan executed by John H. Wilson and wife, Emalie Davenport Wilson, to First Mortgage Co., of Nashville. Unpaid balance on Loan as of date of sale being $2433.41, payable on the 1st day of each month as they come due, in the amount of $31.34 (principal, interest, taxes, ect.)

We, John H. Wilson and wife, Emalie Davenport Wilson, have bargained and sold, and by these presents do transfer and convey unto the said Mattie A. Lundy her 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. 169 of Section "A" on the plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in book 1424, page 68, Register's Office for said County, described as follows:
Beginning on the westerly margin of Hadley Avenue, at the corner of lots Nos. 159 and 169; thence with the line between lots Nos. 159, 161, part of lot No. 162 and the northerly line of lot No. 169, 132 feet, more or less, to the northeast corner of lot No. 170; thence with the line between lots Nos. 169 and 170, southwardly 87.3 feet; thence southeastwardly 30 feet to the westerly line of Hadley Avenue; thence with the westerly line of said Avenue, northwardly 171.2 feet, more or less, to the corner of lots Nos. 159 and 160, the point of beginning.
Being the same property conveyed to John H. Wilson and wife, Emalie Davenport Wilson by deed dated April 4, 1949 filed April 19, 1949 from E. I. du Pont de Nemours and Company, of record in book 1714, page 130, said Register's Office.

Restrictive covenants contained in deed from E. I. du Pont de Nemours and Company to John H. Wilson and wife, of record in book 1714, page 130, 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 Mattie A. Lundy her heirs and assigns, forever.

And We do covenant with the said Mattie A. Lundy 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, John H. Wilson and wife, Emalie Davenport Wilson, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mattie A. Lundy her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 4th day of August, 1949

* John H Wilson

* Emalie Davenport Wilson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thos H Talbot, a Notary Public in and for said County and State, the within named John H Wilson & Emalie Davenport Wilson 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 4 day of Aug, 1949

Commission expires Sept 1, 1949

Thos H Talbot
Notary Public

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