2197

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $12,650.00 - - - - - - - - - - - - - - -

(Twelve thousand six hundred fifty) ----------**DOLLARS** paid to us in cash, the receipt of which is hereby acknowledged, we, John U. Wilson and wife, Louise Wilson

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** R. Adele Hertenstein and Dorothy V. Hertenstein 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. 36, in Section 4, Brookside Courts Addition No. 4, a plat of which is of record in Book 2083, page 59, Register's Office for Davidson County, Tennessee.

Said lot No. 36 fronts 80 feet on the northerly side of Canebrake Drive and runs back 169.4 feet on the westerly line and 170.8 feet on the easterly line to a dead line measuring 80 feet thereon.

Being a part of the same property conveyed to John U. Wilson by deed from R. W. Grizzard of record in Book 2015, page 56, 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 R. Adele Hertenstein and Dorothy V. Hertenstein their **heirs and assigns, forever.**

And we **do covenant with the said** R. Adele Hertenstein and Dorothy V. Hertenstein **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 U. Wilson, and wife, Louise 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** R. Adele Hertenstein and Dorothy V. Hertenstein, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 15th **day of** September, **19** 53

John U Wilson

Louise Wilson

577