K 2249

For and in consideration of the sum of Five Dollars and other good and valuable consideration, receipt of which is hereby acknowledged. DOLLARS

We, Arthur M. Wilder and wife, Mary M. Wilder

have bargained and sold, and by these presents do transfer and convey unto the said James Elbert Wilder and wife, Martha Viola Wilder, 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. 253 on the plan of Sunrise Heights, Second Plan, as of record in Book 421, page 46, Register's Office for said county.

Said Lot No. 253 fronts 50 feet on the northerly side of Raymond St. and runs back between parallel lines 150 feet to an alley. Being part of the same property conveyed to Arthur M. Wilder and wife, Mary M. Wilder, by deed from William Buckingham and wife, of record in Book 641, page 87, 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 James Elbert Wilder and wife, Martha Viola Wilder their heirs and assigns, forever.

And we do covenant with the said James Elbert Wilder and wife, Martha Viola Wilder 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, except for taxes and the said land sold subject to restrictive covenants of record in Book 754, page 630, Register's Office for said County.

And we, Arthur M. Wilder and wife, Mary M. Wilder 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 Elbert Wilder and wife, Martha Viola Wilder, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of May, 19 53

Arthur M. Wilder

Mary M. Wilder

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Irene Stokman, a Notary Public in and for said County and State, the within named Arthur M. Wilder and wife, Mary M. Wilder

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 office, this 18th day of May, 19 53

Commission expires April 11, 1955.

Notary Public

12150

WARRANTY DEED

FROM

Arthur M. Wilder and wife,

Mary M. Wilder

TO

James Elbert Wilder and wife,

Martha Viola Wilder

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day of MAR 1954 at 11:52 A.M.
Noted in Book 6 Page 53
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By M. McAnally Dpt. Reg.

Attorneys Title Company
Titles Guaranteed
120 Union Street
NASHVILLE, TENN.
Agents For
American Title & Insurance Co.
MIAMI, FLA.

FORM 51

G 281