K 2297

For and in consideration of the sum of $11,650.00

ELEVEN THOUSAND SIX HUNDRED FIFTY AND NO/100 DOLLARS

which had been paid in cash by Lonnie M. Osborne and wife, Montie M. Osborne the receipt of which payment is hereby acknowledged, we, E. M. Wilson and wife, Rachel Wilson

have bargained and sold, and by these presents do transfer and convey unto the said Lonnie M. Osborne and wife, Montie M. Osborne

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. 14 on the Plan of Mailan Heights, as of record in Book 1835, page 90, Register's Office for said County.
Said Lot No. 14 fronts 77 feet on the east side of Lethia Drive and runs back between lines 175 feet to a dead line in the rear on which it measures 77 feet.
Being the same property conveyed to E. M. Wilson, by deed from Douglas B. Tune, and wife, Ann Tune, of record in Book 2249, page 289, Register's Office for Davidson County, Tennessee.
Subject to restrictive covenants of record in book 2019, page 63, in said Register' s Office.
The Plan of record in Book 1835, page 90, Register's Office for said County, shows an owner's certificate, a 60 foot minimum building setback line from Lethia Drive and a 20 foot easement for public utilities along the east or rear line.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lonnie M. Osborne and wife, Montie M. Osborne their heirs and assigns, forever.

And we do covenant with the said Lonnie M. Osborne and wife, Montie M. Osborne 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 as herein recited and taxes for 1954 which have been prorated and the purchasers agree to pay when due.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Lonnie M. Osborne and wife, Montie M. Osborne their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of September, 1954

E M Wilson
Rachel Wilson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, T. W. WRENNE, a Notary Public in and for said County and State, the within named E. M. Wilson and wife, Rachel Wilson 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 10th day of September, 1954

T. W. Wrenne
Notary Public

Commission expires OCT. 5 1955

31220

WARRANTY DEED

From E. M. Wilson and wife, Rachel Wilson

To Lonnie M. Osborne and wife, Montie M. Osborne

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 18 day of Oct. 1954 at 9:20 o'clock A. M.
Noted in Book 32 Page 57
Recorded in Book 2 Page 521
Recording Fee $2.00
JAMES P. WILSON, Register
By M. McNeely, D.C.

Attorneys Title Company
Titles Guaranteed

WRENNE
MORTGAGE & REALTY CO
MORTGAGE LOANS REAL ESTATE INSURANCE
207 UNION STREET
6-8195

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