K 2396

For and in consideration of the sum of Fourteen thousand one hundred fifty ($14,150.00) 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 Francis William Powers and wife, Helen Marie Powers

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. 71, on the Plan of Brookside Courts, Addition No. 4, Section 4, as of record in Book 2083, page 59, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Vineridge Drive, the same being the common corner of Lots 71 and 72; thence eastwardly with the dividing line between Lot 71 and 72, 154.8 ft. to a point; thence north 85°, 30' west 212.6 ft. to a monument in the easterly margin of Vineridge Drive; thence with the easterly margin of Vineridge Drive, northerly 136.1 ft. to the beginning.

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 Francis William Powers and wife, Helen Marie Powers, their heirs and assigns, forever.

And we do covenant with the said Francis William Powers and wife, Helen Marie Powers, 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 Francis William Powers and wife, Helen Marie Powers, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of April, 1955

John U. Wilson

Louise Wilson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Dodson Babson, a Notary Public in and for said County and State, the within named John U. Wilson and wife, Louise Wilson

the bargainor, 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 20th day of April, 1955

Notary Public

My commission expires 2-17-58

RECEIVED FOR RECORD

WARRANTY DEED

FROM John U. Wilson, et ux

TO Francis William Powers, etux

54311

GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record APR 21 1955
at 1:00 o'clock P.M.
and recorded in Book 2586 Page 770
Fee $ 2.20
Register

Dist. Chge.

5451

1-141

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