K 2440

WARRANTY DEED Form 1401 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 William N. Wilson and wife, Irene D.Wilson, and other good and valuable considerations, receipt of which are hereby acknowledged, We,

E. M. Wilson and wife, Martha Rachel Wilson

have bargained and sold, and by these presents do transfer and convey unto the said William N. Wilson and wife, Irene D. Wilson,

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. 412 on the Plan of Dugger Heights, Section IV, as of record in Book 2083, page 86, Register's Office for said County, and described as follows:

BEGINNING at a point on the westerly margin of Rosebank Avenue, the common corner of Lots 411 and 412; thence with the line between said lots, westwardly 147 feet to a corner of Lot 413; thence with the line between said lots 412 and 413, northwardly 142 feet to the southerly margin of Carter Street; thence with the margin of the same, eastwardly 121.3 feet to the beginning of a curve; thence along said curve, southeastwardly 39.1 feet to the westerly margin of Rosebank Avenue; thence with the margin of the same, southwardly 118 feet to the beginning.

Being the same property conveyed to E. M. Wilson and wife, Martha Rachel Wilson, by deed from Sterling Homes, Inc., of record in Book 2302, page 387, Register's Office for Davidson County, Tennessee.

This conveyance subject to restrictions of record in Book 2275, page 179, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William N Wilson and wife, Irene D. Wilson their heirs and assigns, forever.

And we do covenant with the said William N Wilson and wife, Irene D. Wilson 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 taxes for 1955 which are pro rated and assumed by the grantee herein

And we, E M Wilson and wife, Martha Rachel 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 William N Wilson and wife, Irene D Wilson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 9 day of July, 19 55,

E M Wilson

Martha Rachel Wilson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C E George, a Notary Public in and for said County and State, the within named E M Wilson and wife, Martha Rachel Wilson

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 Nashville, Tennessee, this 9th day of July, 1955.

Commission expires: My Commission Expires Oct. 9, 1958

C E George
Notary Public

DAVIDSON COUNTY TENN. NOTARY PUBLIC C E GEORGE

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