K 2596

WARRANTY DEED

For and in consideration of the sum of Ten Thousand four hundred fifty ($10,450.00) **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 Henry A. Ingram and wife, Virginia D. Ingram, 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. 13 on the Plan of Thompson Lane Park, of record in Book 2331, page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 105 feet on the easterly side of Clermont Drive and runs back 236.1 feet on the northerly line and 236.1 feet on the southerly line to a rear line measuring 105.0 feet thereon.

Being a part of the same property conveyed to John U. Wilson by deed from T. J. Beasley, Jr. et ux, of record in Book 2720, page 102, 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 Henry A. Ingram and wife, Virginia D. Ingram, their heirs and assigns, forever.

And we do covenant with the said Henry A. Ingram and wife, Virginia D. Ingram that we 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 Henry A. Ingram and wife, Virginia D. Ingram, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 3rd day of Oct. 19

John U. Wilson

Louise Wilson

G 505