K 2752

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

----------TEN AND NO/100---------- DOLLARS

[illegible] paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note [illegible] May 7th, 1953, executed by the grantors herein, payable to Guaranty [illegible] Nashville, for the sum of $7,000.00, with interest at 4½ per [illegible], principal and interest payable $36.96 monthly, beginning March 1, 1953, final payment February 1, 1973, and secured by a deed of trust of record in Book [illegible], page 272, Register's Office for Davidson County, Tennessee;

WE, EARNEST C. WILSON AND WIFE, BETTY L. WILSON

have bargained and sold, and by these presents do transfer and convey unto the said

HORACE L. DECKER, SR., AND WIFE, PAULINE G. DECKER

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot No. [illegible] on the Plan of Ellington Subdivision, as of record in Book 1424, page [illegible], Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Oriel Avenue at the corner of Lots Nos. [illegible] and 8; thence with the line between said lots, westerly 145 feet to the corner of Lot No. 5; thence with the line between Lots Nos. 6 and 7, northerly 115 feet to the southerly margin of Ellendale Avenue; thence with the margin of the same, easterly 125 feet to the beginning of a curve; thence around said curve, southeasterly 31.42 feet to the westerly margin of Oriel Avenue; thence with the margin of the same, south [illegible] feet to the point of beginning.

Being the same property conveyed to Earnest C. Wilson and wife, Betty L. Wilson, by deed from A. T. Neufeld and wife, as of record in Book 2135, page 372, said Register's

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said HORACE L. DECKER, SR., AND WIFE, PAULINE G. DECKER, their heirs and assigns, forever.

And we do covenant with the said HORACE L. DECKER, SR., AND WIFE, PAULINE G. DECKER, 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 hereinabove [illegible]; and we will warrant and forever defend the said land against the lawful claims of all persons, except as to the 1953 taxes, which the grantees herein assume and agree to pay.

And we, the grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21st day of May, 19 53

Earnest C Wilson

Betty L Wilson

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Nancy M Junius, a Notary Public in and for said County and State, the within named Earnest C. Wilson and wife, Betty L. 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 [illegible], Tennessee, this 21st day of May, 19 53

Commission expires [illegible] 1960

Nancy M Junius
Notary Public

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