K 2797

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) DOLLARS cash in hand paid by Leburn Wilson and wife, Estelle Wilson, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged and for the further consideration that the vendees herein do hereby assume and agree to pay the unpaid principal balance owing upon a certain note in the original sum of $9,100.00 and described in a deed of trust to Miller Kimbrough, Trustee, of record in book 2373, page 31, Register's Office for Davidson County, Tennessee, we, John H. Patterson and wife, Billie Doris Patterson have bargained and sold, and by these presents do transfer and convey unto the said to Leburn Wilson and wife, Estelle Wilson, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 414 on the Map of Clovehill, Section VII, as of record in Book 2133, page 92, Register's Office for said County.

Said Lot No. 414 fronts 65 feet on the north side of Bealwood Drive and runs back 238.3 feet on the east line and 199.2 feet on the west line, to a dead line, measuring 76 feet thereon.

Being the same property conveyed to John H. Patterson and wife, Billie Doris Patterson, by deed from Robert B. Johnson and wife, Barbara Allen Johnson, of record in Book 2784, page 505, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in book 2145, page 262, said Register's Office.

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

And we do covenant with the said Leburn Wilson and wife, Estelle 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 as above set forth and for 1958 taxes which have been prorated and assumed.

And we, John H. Patterson and wife Billie Doris Patterson, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Leburn Wilson and wife, Estelle Wilson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of July, 19 58

+ John H. Patterson

+ Billie Doris Patterson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Charles F. Brown, a Notary Public in and for said County and State, the within named John H. Patterson and wife Billie Doris Patterson, 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 23rd day of July, 19 58

Charles F. Brown
Notary Public

Commission expires 2/17/62

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