K 2902

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------

Ten and no/100----------($10.00)---------- DOLLARS

Cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for further consideration the grantees herein assume and agree to pay the remaining unpaid balance of a certain promissory note in the original principal sum of $13,500.00 executed by James Robert Hartley and wife, Betty L. Hartley, payable to the order of Kimbrough-Phillips Company, dated March 2, 1956, and secured by a deed of trust to Miller Kimbrough, Trustee, of record in Book 2508, page 497, Register's Office for Davidson County, Tennessee.

ESCROW ACCOUNT TO BE TRANSFERRED TO PURCHASER.

We, James Robert Hartley and wife, Betty L. Hartley have bargained and sold, and by these presents do transfer and convey unto the said Andrew Clifton Wilson and wife, Betty W. 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. 25 on the Plan of Lakeland Subdivision, of record in Book 2133, page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 is described as follows: Beginning at a point on the northerly margin of Emery Drive, a common corner of Lots Nos. 24 and 25; thence in a southerly direction 106 feet to a point, a common corner of Lot No. 25 and a "reserved" strip 223.2 feet to a point; thence in a northerly direction 88.2 feet to a point; thence in an easterly direction 11.3 feet to a point; thence in a northerly direction 9 feet to a common corner of Lots Nos. 24 and 25; thence in a westerly direction along the line between said two lots 226.4 feet to a point of beginning.

Being the same property conveyed to James Robert Hartley and wife, Betty L. Hartley, by deed from L. B. Jones and wife, Robbie R. Jones, of record in Book 2494, page 565, 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 Andrew Clifton Wilson and wife, Betty W. Wilson their heirs and assigns, forever.

And we do covenant with the said Andrew Clifton Wilson and wife, Betty W. 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 hereinabove set out and taxes for the year 1959, which have been assumed by the grantees.

And We, James Robert Hartley and wife, Betty L. Hartley, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Andrew Clifton Wilson and wife, Betty W. Wilson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24th day of April, 19 59

James Robert Hartley

Betty L. Hartley

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