K 2924

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 by Leslie H. Wilson and wife, Ada Elizabeth Wilson, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgage executed by Ralph G. Waller and wife, Virginia H. Waller, to Herschel Greer, Trustee, of record in Book 2375, page 475, Register's Office for Davidson County, Tennessee, which mortgage the purchasers hereby assume and agree to pay, we,

RALPH G. WALLER AND WIFE, VIRGINIA H. WALLER

_____ have bargained and sold, and by these presents do transfer and convey unto the said Leslie H. Wilson and wife, Ada Elizabeth 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. 413, on the Map of Dugger Heights, Section IV, as of record in Book 2083, page 86, Register's Office for said County.

Said Lot No. 413 fronts 120 feet on the south side of Carter Street and runs back between lines, 142 feet on the east line and 189 feet on the west line to a dead line in the rear which is a broken line, on which it measures 154 feet.

Being the same property conveyed to Ralph G. Waller and wife, Virginia H. Waller, by deed from Sterling Homes, Inc., of record in Book 2341, page 85, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

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

And we do covenant with the said Leslie H. Wilson and wife, Ada Elizabeth 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 herein above stated, and 1959 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Ralph G. Waller and wife, Virginia H. Waller do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Leslie H. Wilson and wife, Ada Elizabeth Wilson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 25th day of June, 19 59

✓ Ralph G. Waller

x Virginia H. Waller

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