BK 3073

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption by the grantee herein of sole responsibility and liability for all debts of the estate of the late Mayhue Wilson, we, Bertha Wilson Fields, Mayhue Wilson, Jr., Alma Wilson Hawkins, Roberta Wilson and Rufus Wilson, being all the heirs at law of the said Mayhue Wilson, have bargained and sold, and by these presents do transfer and convey unto Annie Wilson, widow of the late Mayhue Wilson, her heirs and assigns, a certain tract or parcel of land in the 4th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by J.R. Wauford & Co., Engr., dated December 19, 1959, as follows, to-wit:

Beginning at an iron pin in the easterly margin of Tulip Grove Road, S.63°47'E., 165.1 feet on the line with the Alfred Wilson property to an iron pin; thence S.39°52'E., 239.6 feet to an iron pin; thence S.59°34'E., 19.7 feet to an iron pin; thence S.17°50'W., 274.5 feet to an iron pin; thence N.79°08'W., 269.32 feet to an iron pin in the easterly margin of Tulip Grove Road; thence with said margin of said Road, N.3°36'E., 478.6 feet to the point of beginning, containing 3.29 acres, more or less.

Being a part of the same property conveyed to Mayhue Wilson and wife, Maggie Gregory Wilson (she having predeceased Mayhue Wilson) by deed from Alfred Wilson and wife, Annie Wilson, as of record in Book 1293, page 114, in the Register's Office for Davidson County, Tenn.

And being a part of the same property passing under the will of the said Mayhue Wilson as of record in Will Book 71, page 277, in the Probate Court of 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 Annie Wilson, her heirs and assigns, forever.

And we do covenant with the said Annie 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.

And we, Bertha Wilson Fields, Mayhue Wilson, Jr., Alma Wilson Hawkins, Roberta Wilson and Rufus 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 Annie Wilson, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27 day of April, 1960.

x Mayhue Wilson Jr. — Roberta Madley formerly Roberta Wilson

Mrs Bertha Wilson Fields

Rufus Wilson

Alma Wilson Hawkins

STATE OF TENNESSEE)
:
DAVIDSON COUNTY)

Personally appeared before me, Edward C. McEwen, a Notary Public in and for said County and State, the within named Bertha Wilson Fields, Rufus Wilson, & Alma Wilson Hawkins, the bargainors, 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 Nashville, Tennessee, this 27 day of May, 1960.

Edward C. McEwen
Notary Public

My commission expires:
10/27/60

NOTARY PUBLIC DAVIDSON County

PG 119