K 3131

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Thirteen Thousand Three Hundred and No/100 --------
----------($13,300.00) ----------**DOLLARS**
Cash in hand paid by Ralph D. Wilkinson and wife, Mildred A. Wilkinson, the receipt of which is hereby acknowledged, we,

William C. Greer, Jr. and Henry Earl Hawkins

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Ralph D. Wilkinson and wife, Mildred A. Wilkinson

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. 14 on the Map of Perry Heights Subdivision, as of record in Book 2900, page 18, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a marker on the southerly margin of McKeige Drive at a tract of land marked "Reserved Parcel B"; thence west along the margin of said drive 53 feet to a marker; thence continuing west 69.4 feet to a marker; thence around a curve to the left 40.9 feet to a marker on the east margin of Wellman Drive; thence south along said drive 20 feet to a marker; thence continuing south along the east margin of said drive 98.2 feet to the northwest corner of lot No. 13; thence northeast along the line between lots Nos. 13 & 14, 126.2 feet to a marker; thence northwarily 85 feet to the beginning.

Being a part of the same property conveyed to William C. Greer, Jr. and Henry Earl Hawkins by deed from Ferriss C. Bailey, Trustee, of record in Book 3103, page 601, Register's Office for Davidson County, Tennessee.

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 Ralph D. Wilkinson and wife, Mildred A. Wilkinson
_____ their **heirs and assigns, forever.**

And we **do covenant with the said** Ralph D. Wilkinson and wife, Mildred A. Wilkinson
_____ **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 1960 taxes which have been prorated and are hereby assumed by the purchasers.

And we, William C. Greer, Jr. and Henry Earl Hawkins
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Ralph D. Wilkinson and wife, Mildred A. Wilkinson
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 20th **day of** September, 19 60

_____ Wilkinson D. Wilkinson

_____ Henry Earl Hawkins

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