K 3135

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - Ten and No/100 - ($10.00) - - - - - - - - - - - - - - - DOLLARS paid in cash, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John U. Wilson and wife, Louise Wilson

_____ have bargained and sold, and by these presents do transfer and convey unto the said William McCoy Duvall and wife, ~~Carlee C. Duvall,~~ 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. 23 on the Plan of Dahlia Gardens, Section 2, as of record in Book 2900, page 82, Register's Office for said County.

Said Lot No. 23 fronts 86 feet on the southerly side of Dahlia Drive and extends back 237.8 feet on the easterly line and 227.6 feet on the westerly line to a dead line, measuring 90.1 feet thereon.

Being part of the real property conveyed to John U. Wilson by deed from Martin M. Cunniff and wife, as of record in Book 2334, page 421, Register's Office for Davidson County, Tennessee.

Purchasers assume restrictions.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William McCoy Duvall and wife, Carlee C. Duvall their heirs and assigns, forever.

And we do covenant with the said William McCoy Duvall and wife, Carlee C. Duvall 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, John U. Wilson and wife, Louise 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 William McCoy Duvall and wife, Carlee C. Duvall, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of October, 1960

John U Wilson

Louise Wilson

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