K 3340

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

DODSON BATSON, ATTORNEY

WARRANTY DEED

For and in consideration of the sum of _____

Ten Dollars and no/100($10.00)----------**DOLLARS**
paid in cash by Fred L.Clinard and wife, Mary Ann Clinard the receipt of which is hereby acknowledged and other good and valuable considerations.

WE, JOHN U. WILSON AND WIFE, LOUISE WILSON

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Fred L.Clinard and wife, Mary Ann Clinard

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. 35 on the Plan of Craigmeade Subdivision, as of record in Book 2900,page 121, Register's Office for said County, as follows:

Said Lot No. 35 fronts 207.4 feet on the southeasterly side of Craigmeade Circle and runs back 225 feet on the northeasterly line and 225 feet on the southeasterly line to a dead line measuring 148.2 feet thereon.

Being a part of the same property conveyed to John U.Wilson by deed from James E.Covington, Clerk and Master of record in Book 3028,page 252, said Register's Office.

Purchaser to assume 1962 taxes.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fred L.Clinard and wife, Mary Ann Clinard

their **heirs and assigns, forever.**

And we **do covenant with the said** Fred L.Clinard and wife, Mary Ann Clinard **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** Fred L.Clinard and wife, Mary Ann Clinard, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 23 **day of** January, 19 62

John U Wilson

Louise Wilson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Dodson Batson, **a Notary Public in and for said County and State, the within named** John U Wilson and wife Louise Wilson, they

the bargainor S **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 office, this 23 **day of** January, 19 62

Dodson Batson
Notary Public

Commission expires 1-24-62

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