K 3342

DODSON BATSON, ATTORNEY

WARRANTY DEED — THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Three Thousand Two Hundred Fifty and No/100 - - - - - - - - - - - - ($3,250.00) - - - - - - - - - - - - DOLLARS of which One Thousand Fifty and No/100 ($1,050.00) Dollars has been paid in cash by Teddy P. Cox and wife, Ann Lavender Cox, the receipt of which is hereby acknowledged, and for the remaining Two Thousand Two Hundred and No/100 ($2,200.00) Dollars, the said Teddy P. Cox and wife, Ann Lavender Cox have executed their note for that amount payable to the order of John U. Wilson, due in two (2) annual installments of One Thousand One Hundred ($1,100.00) Dollars each. The first installment is due on or before one year after date and the second installment is due on or before two years after date. Said note bears interest on the unpaid balance at the rate of six (6) per cent per annum payable annually. To secure the payment of said note and interest a lien is expressly retained on the land hereinafter conveyed.

We, John U. Wilson and wife, Louise Wilson have bargained and sold, and by these presents do transfer and convey unto the said Teddy P. Cox and wife, Ann Lavender Cox, 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. 50 on the Plan of Craigmeade Subdivision, Section II, as of record in Book 3300, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 125 feet on the westerly side of Craigmeade Drive and runs back 414.4 feet on the northerly line and 440.6 feet on the southerly line to a broken line measuring 157.7 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.

Purchasers 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 Teddy P. Cox and wife, Ann Lavender Cox, their heirs and assigns, forever.

And we do covenant with the said Teddy P. Cox and wife, Ann Lavender Cox 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 Teddy P. Cox and wife, Ann Lavender Cox, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of February, 1962

[redacted]

John U. Wilson

Louise Wilson

13 May 1963

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