K 3342

WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100---------- DOLLARS ($10.00), cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

R. D. WILKES AND WIFE, FANNIE WILKES

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM EDWIN WILKES AND WIFE, DORIS GLASGOW WILKES

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in ~~XXXX~~ County, Davidson County, ~~State of Tennessee~~, described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being a division of Lot No. 3 of the Subdivision of the L. C. Huffines lands, said subdivision being made by Lewis D. Justice, Surveyor, November 18, 1948, and said division is described as follows:

Beginning at an iron pin in the west right-of-way line of Neelys Bend Road, being the common corner of Lots Nos. 3 and 4 of said Subdivision, thence with said right-of-way South 15° 30' East 130 feet to an iron pin; thence South 83° West 216.93 feet to a point; thence North 12°30' West 129.27 feet to a point, thence North 83° 04' East 210 feet to the point of beginning.

Being part of the same property conveyed to R. D. Wilkes and wife, Fannie Wilkes by deed from L. C. Huffines and wife, Clara Ethel Huffines of record in Book 1678, page 383, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to a life estate which is hereby expressly reserved to the grantors herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as stated above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 7th day of February, 19 62

X R. D. Wilkes

X Fannie Wilkes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named R. D. Wilkes and wife, Fannie Wilkes

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 Madison, Tennessee, this, the 7th day of February, 19 62

My commission expires: Oct 30, 1962

Betty L. Sowlock
Notary Public

1 84285

WARRANTY DEED

From R. D. WILKES ET UX

To WILLIAM EDWIN WILKES ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of FEB A.D. 1962 at 11:15 o'clock A M.
Book 1678 Page 123
Recorded in Book ____ Page ____
Recording Fee $2.40
JAMES P. WILSON, Register
By [illegible] D.C.

MADISON TITLE COMPANY
583 Gallatin Rd.
Madison, Tennessee

PG 95