K 3371

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) ---------- *DOLLARS*

cash in hand paid by James L. Swain and wife, Ethel H. Swain, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Harold L. Wilkerson and wife, Nancy C. Wilkerson *have bargained and sold, and by these presents do transfer and convey unto the said* James L. Swain and wife, Ethel H. Swain *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 48 on the Map of Longview Manor, Sections One and Two, of record in Book 1424, page 127, Register's Office for said County.

Said Lot No. 48 fronts 130 feet on the westerly side of Pleasant Valley Road and runs back between lines 172.1 feet on the north line and 159.3 feet on the south line to a dead line in the rear on which it measures 98 feet.

Being the same property conveyed to Harold L. Wilkerson and wife, Nancy C. Wilkerson, by deed from Tom F. Jones, of record in Book 1878, page 539, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1760, page 25, in Book 1781, page 520, and in Book 1760, page 31, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James L. Swain and wife, Ethel H. Swain *their heirs and assigns, forever.*

And we *do covenant with the said* James L. Swain and wife, Ethel H. Swain *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 taxes for 1962 which have been prorated and assumed by the Grantees herein.

And we, Harold L. Wilkerson and wife, Nancy C. Wilkerson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James L. Swain and wife, Ethel H. Swain *their heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 6th *day of* April, *19* 62, *the corporate party, if any, having caused its name to be signed hereto by its duly-authorized officers on said day and date.*

Harold L. Wilkerson

Nancy C. Wilkerson

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Jefferson

Personally appeared before me, Lionard Crane, *a Notary Public in and for said County and State,* Harold L. Wilkerson and wife, Nancy C. Wilkerson

the within named 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 Birmingham *this* 6th *day of* April, *19* 62.

Lionard Crane *Notary Public*

Commission expires 6/19/65

NOTARY PUBLIC STATE AT LARGE Alabama