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WARRANTY DEED TOM S. COLEMAN, FORM

For and in consideration of the sum of Ten and no/100 ($ 10.00) DOLLARS, cash in hand paid to the seller by the purchaser the receipt of which is hereby acknowledged and other good and valuable considerations

W. R. Dotson, unmarried

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Willie E. Kilpatrick, and wife Beatrice E. Kilpatrick

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

Land in Davidson County, Tennessee, being Lot No. 53 of Block "B" on the Plan of the Revised Subdivision of part of L. M. Esell's 12.11 Acre Tract, as of record in Book 1130, page 5, Register's Office for said County.
Said Lot No. 53 fronts 50 feet on the south side of West Avenue and runs back between parallel lines, 130 feet to the north line of lot No. 34 of Block B on said Plan
Being the same property conveyed to W. R. Dotson, unmarried by deed from Earl O. Harris and wife, Alta Mae Harris of record in Book _____, page _____ R.O.D.C., Tennessee.

This conveyance made subject to easements for utilities and sewer lines.





This conveyance is made subject to restrictive covenants and easements of record in the 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 BUYER, his heirs, successors, and assigns, forever.
And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.
The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.
Whatever gender used shall be construed to mean any gender.

Witness our hand S this 17th day of August, 19 62.

W R Dotson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tom D. Coleman, a Notary Public in and for the State and County aforesaid, personally appeared the within named W. R. Dotson, unmarried, the bargainer(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 17th day of August, 19 62.

Tom D. Coleman
Notary Public

My commission expires: Nov. 23, 1964

NOTARY PUBLIC DAVIDSON COUNTY

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