BK 3467

DODSON BATSON, ATTORNEY

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

Ten Dollars and no/100---------- **DOLLARS** paid in cash by Kelcy Leroy Derryberry and wife, Sarah H.Derryberry 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** Kelcy Leroy Derryberry and wife, Sarah H.Derryberry 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. 7 on the Plan of Dickens Subdivision, of record in Book 3300,page 24, Register's Office for said County, as follows:

Said Lot No. 7 fronts 47 feet on the easterly side of 53rd Avenue North and runs back between parallel lines 131 feet to a dead line.

Being a part of the same property conveyed to John U.Wilson by deed from William Dickens,et al, of record in Book 3247,page 311, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kelcy Leroy Derryberry and wife, Sarah H. Derryberry, their **heirs and assigns, forever.**

And we **do covenant with the said** Kelcy Leroy Derryberry and wife, Sarah H. Derryberry **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** Kelcy Leory Derryberry and wife, Sarah H. Derryberry, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 14th **day of** December, 19 62

Joe U Wilson

Louise Wilson

PG 405