K 3498

WARRANTY DEED

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

cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

We, C. A. Wilson and wife, Mary R. Wilson *have bargained and sold, and by these presents do transfer and convey unto the said* Jerry N. Callis and wife, Anna T. Callis *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 99 on the Plan of Section One, Addition to Fairway View, as of record in Book 3106, page 111, Register's Office for said County.

Said Lot No. 99 fronts 70 feet on the southwesterly side of Ryburn Drive and extends back 218.1 feet on the southeasterly line and 215 feet on the northwesterly line to a dead line, measuring 107.57 feet thereon.

Being part of the real property conveyed to C. A. Wilson and wife, Mary R. Wilson, by deed from Clarence S. Keller and wife, dated July 3, 1962, filed July 6, 1962, and recorded in Book 3403, page 399, 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 Jerry N. Callis and wife, Anna T. Callis *their heirs and assigns, forever.*

And we *do covenant with the said* Jerry N. Callis and wife, Anna T. Callis *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, C. A. Wilson and wife, Mary R. 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* Jerry N. Callis and wife, Anna T. Callis *their heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 21st *day of* Dec. *, 1962, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C. A. Wilson

Mary R. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, B. B. Wells *, a Notary Public in and for said County and State,* C. A. Wilson and wife, Mary R. Wilson *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 Nashville Old Hickory *Tennessee, this* 21st *day of* Dec. *, 1962*

B. B. Wells *Notary Public*

Commission expires 2-12-66

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