K 3533

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ----------$2,250.00---------- **DOLLARS**

----------Two Thousand Two Hundred Fifty----------

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledge, and the purchaser assumes the balance of the outstanding mortgage thereon in favor of Home Federal Savings & Loan Association, I, Lucile Cheatham Wilkerson,

---- have bargained and sold, and by these presents do transfer and convey unto the said Roy Rubir Bess all my right, title and interest in and to his heirs and assigns, **a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

A certain tract or parcel of land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, described according to a survey made by Chas. W. Silliver, April 20, 1953, as follows:

Beginning at a point in the center of New Tusculum Road, at the northeast corner of the property conveyed to W. F. Cook and wife, by deed from Hazlet Baker and wife, of record in Book 1404, page 82, Register's Office for said County; thence with the center of said Road, south 60 degrees 50 minutes east 277 feet, south 64 degrees 3 minutes east 100 feet and south 67 degrees 17 minutes east 25.9 feet; thence south 6 degrees 40 minutes west 218 feet; thence north 80 degrees 44 minutes west 311.1 feet to the center of an old Road; thence with the center of said old Road, north 9 degrees 40 minutes east 258.9 feet; thence north 80 degrees 40 minutes west 57 feet; thence north 9 degrees 40 minutes east 80 feet to the beginning, containing 2.05 acres, more or less, subject to easements and restrictive covenants of said property. Lucile Cheatham Wilkerson heirs are and the same person as Lucile Cheatham Wilkerson case, the parties having been divorced and she restored to her maider rate.

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

And I do covenant with the said Roy Rubir Bess that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Lucile Cheatham Wilkerson do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Roy Rubir Bess his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 15th day of April, 1963

Lucile Cheatham Wilkerson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ----------, a Notary Public in and for said County and State, the within named ----------

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this ---------- day of ----------, 19--

Commission expires ---------- ----------
Notary Public

PG 343