BK 3569

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $1.00 ---------- **DOLLARS**

One and No/100----------

Cash in hand paid by Charles F. Wilson & wife, Lydia A. Wilson, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we,

WILLIAM C. GREER, JR., AND HENRY EARL HAWKINS

have bargained and sold, and by these presents do transfer and convey unto the said Charles F. Wilson and wife, Lydia A. Wilson

their **heirs 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. 4 on the Plan of Cumberland Gardens, Section 3, of record in Book 3104, page 102, Register's Office for said County.

Said Lot No. 4 fronts 100.3 feet on the South side of Jenkins Street, and extends back between parallel lines 150 feet to a dead line.

Being part of the property conveyed to William C. Greer, Jr., and Henry Earl Hawkins, by deed from Charley J. O'Neal and wife, of record in Book 3311, page 373, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles F. Wilson & wife, Lydia A. Wilson

their heirs and assigns, forever.

And we do covenant with the said Charles F. Wilson & wife, Lydia A. Wilson

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, as appears of record.

And we, William C. Greer, Jr., and Henry Earl Hawkins

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles F. Wilson and wife, Lydia A. Wilson

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of May, 1963

William C. Greer Jr

Henry Earl Hawkins

PG 471