BK 3614

WARRANTY DEED

For and in consideration of the sum of Seven Thousand and no/100 ($7,000.00) *DOLLARS* cash in hand paid by Melrose Riviera, Inc., the receipt of which is hereby acknowledged,

we, James Crawford Wilson and wife, Mary M. Wilson *have bargained and sold, and by these presents do transfer and convey unto the said* Melrose Riviera, Inc. its successors, ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being the easterly 40 feet of Lot No. 1 on the plan of R. A. Coleman's Subdivision of certain lots in the Thornton Tract, as of record in book 547, page 108, Register's Office for said County.
Said part of Lot No. 1 fronts 40 feet on the southerly side of Inverness, formerly Thornton Avenue, and runs back between parallel lines 281 feet to the northerly line of the Berry Land.
Being the same property conveyed to James Crawford Wilson and wife, Mary M. Wilson, by deed from Taz W. Kinney and wife, of record in book 2045, page 259, Register's Office for said County.

Possession of property to be given thirty (30) days from date of deed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Melrose Riviera, Inc., its successors, ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* Melrose Riviera, Inc., *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.*, except taxes for the year 1963, which are prorated and assumed by purchaser.

And we, James Crawford Wilson and wife, Mary M. 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* Melrose Riviera, Inc., its successors, ~~heirs~~ *and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 13th *day of* August, *19* 63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Crawford Wilson
Mary M. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* James Crawford Wilson and wife, Mary M. 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, *Tennessee,*
this 13th *day of* August, *19* 63.

[illegible] *Notary Public*

Commission expires July 22, 1967

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