K 3619

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, receipt of all 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 Fred S. Jones and wife, Mattie J. Jones, 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. 25 on the Plan of Fairway View, as of record in Book 2900, page 41, Register's Office for said County.
Said Lot No. 25 fronts 90 feet on the southerly side of Robinson Road, and runs back 201.1 feet on the westerly line and 120.4 feet on the easterly line, to a dead line in the rear on which it measures 124.6 feet.
Being the same property conveyed to C. A. Wilson and wife, Mary R. Wilson, by deed from Bacoga, Inc., as of record in Book 3099, page 245, said Register's Office.
This conveyance is made subject to: 1. Restrictions recorded Oct.16 1959, in Book 2965, page 41.
2. Recorded plan shows an Owner's Certificate, a 30-foot set-back line from Robinson Road, a 12-foot easement along the easterly part of the southerly rear line of the lot for a sewer and a 10-foot easement along the westerly part of the southerly side line for public utilities and drainage, easement 25 feet wide running through the southwesterly part of the lot for sewers.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, unto the said Fred S. Jones and wife, Mattie J. Jones, their heirs and assigns, forever.

And we, in accordance with the said Fred S. Jones and wife, Mattie J. Jones, covenant that WE are lawfully seized and possessed of said land as aforesaid; that we have a good right to convey it, and the same is unincumbered.

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 Fred S. Jones and wife, Mattie J. Jones, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 7th day of July 1960.

C. A. Wilson

Mary R. Wilson

STATE OF TENNESSEE
NASHVILLE

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