K 3645

WARRANTY DEED

For and in consideration of the sum of $10.00----------

----------TEN AND NO/100----------*DOLLARS*

Cash paid by James M. Garton and wife, Judy L. Garton, and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, We, Ross Ervin Wilson ~~and wife, Ethel Smith Wilson~~

have bargained and sold, and by these presents do transfer and convey unto the said James M. Garton and wife, Judy L. Garton

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 41 on the Map of Victory Heights Subdivision, as of record in book 1190, page 97, Register's Office for said County.

Said Lot No. 41 fronts 55 feet on the south side of Chickasaw Avenue and runs back between parallel lines 159.5 feet to a dead line.

Being the same real property conveyed to Ross Ervin Wilson and wife, Ethel Smith Wilson, by deed from Eastland Homes, Inc., dated August 1, 1947, filed August 5, 1947, and recorded in book 1012, page 97, said Register's Office, the said, Ethel Smith Wilson, having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James M. Garton and wife, Judy L. Garton

their *heirs and assigns, forever.*

And we *do covenant with the said* James M. Garton and wife, Judy L. Garton

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 Iwe, Ross Ervin Wilson ~~and wife, Ethel Smith 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* James M. Garton and wife, Judy L. Garton

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

Witness our *hand*S *this* 30th *day of* October, 1963, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ross Ervin Wilson

X ~~Ethel Smith Wilson~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible] *a Notary Public in and for said County and State,* Ross Ervin Wilson ~~and wife, Ethel Smith 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* 30th *day of* October, 1963.

NOTARY PUBLIC

Commission Expires Oct 30, 1965 [illegible] *Notary Public*

PG 59