K 2152

For and in consideration of the sum of $ [illegible] DOLLARS
Ninety Thousand and No/100
Cash in hand paid by James H. Lancaster and wife, Lavelle Lancaster, the receipt of which is hereby acknowledged, we,

A. D. HEWLETT AND WIFE, FRANCES H. HEWLETT

have bargained and sold, and by these presents do transfer and convey unto the said James H. Lancaster and wife, Lavelle Lancaster 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. 177 on the Map of Battlewood Subdivision, Section Two of record in Book 1835, page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 177 begins at a point in the easterly margin of Carlyle Place, the common corner of Lots Nos. 176 and 177; thence in a northeasterly direction 194.90 feet to a point, the common rear corner of Lots Nos. 176 and 177; thence in a northwesterly direction 279.61 feet to a point, the extreme northerly corner of said subdivision; thence south 20° 48' West 74.44 feet to a point, the common rear corner of Lots Nos. 177 and 178; thence in a southeasterly direction 278.21 feet to a point in the margin of Carlyle Place, the common corner of Lots Nos. 177 and 178; thence along the margin of Carlyle Place 46.44 feet around a curve having a radius of 50 feet to the point of beginning.

Being a part of the property conveyed to A. D. Hewlett and wife, Frances H. Hewlett, by deed from Woodbine Homes, Inc., of record in Book 2107, page 235, said Register's Office.

This conveyance is made subject to covenants and restrictions of record in Book 1494, page 513, and in Book 2022, page 401, and the plan of record in Book 1835, page 95, Register's Office for Davidson County, Tennessee.

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 H. Lancaster and wife, Lavelle Lancaster their heirs and assigns, forever.

And we do covenant with the said James H. Lancaster and wife, Lavelle Lancaster 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 1953 taxes which have been prorated and are hereby assumed by the purchasers.
And we, A. D. Hewlett and wife, Frances H. Hewlett 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 H. Lancaster and wife, Lavelle Lancaster their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of July, 1953.

A. D. Hewlett

Frances H. Hewlett

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named A. D. Hewlett and wife, Frances H. Hewlett the 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 3rd day of July, 1953.

Commission expires July 6, 1955

O. G. Jones, Notary Public

O. G. JONES
NOTARY PUBLIC
DAVIDSON COUNTY

103871

WARRANTY DEED

FROM

A. D. HEWLETT AND WIFE,

TO

FRANCES H. HEWLETT

TO

JAMES H. LANCASTER AND WIFE,

LAVELLE LANCASTER

WARRANTY MORTGAGE CO. OF NASHVILLE

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 7 day of JUL 1953 at 12:46 o'clock P.M.
Noted in Book 2210 Page 416
Recording Fee $ 3.80
JAMES R. WILSON, Register
By [illegible] D.C.

8000

8.80

CORPORATION
of Richmond, Virginia

G 88