K 2293

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $8500.00

EIGHTY-FIVE HUNDRED AND NO/100 DOLLARS

which has been paid in cash by Stephen C. Hewlett and wife, Sylvesta Hewlett the receipt of which payment is hereby acknowledged, I Annabel S. Brown, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Stephen C. Hewlett and wife, Sylvesta Hewlett 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 part of lot No. 65 in O. B. Haye's Plan of Large Lots, called "Rokeby", as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Villa Street, extended, on the dividing line between lots Nos. 61 and 65 on said plan; thence eastwardly 159.37 feet with the southerly line of Lot No. 61 to a dead line; thence southwardly and parallel with Villa Street, extended, 76 feet; thence westwardly and parallel with the southerly line of said Lot No. 61, 159.37 feet to a point in the easterly margin of said Street; thence with the easterly margin of said Street, northwardly 76 feet to the point of beginning.

Being the same property conveyed to Annabel S. Brown by deed from Annie Branch Craig, of record in Book 638, page 458, said Register's Office.

Subject to restrictive covenants contained in an instrument of record in Book 1291, page 355, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Stephen C. Hewlett and wife, Sylvesta Hewlett their heirs and assigns, forever.

And we do covenant with the said Stephen C. Hewlett and wife, Sylvesta Hewlett 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 as herein recited and taxes for 1954 which have been pro rated and the purchasors will pay when due.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Stephen C. Hewlett and wife, Sylvesta Hewlett their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of July, 19 54



Annabel S. Brown

G 87