K 2297

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Nine Thousand Seven Hundred Fifty and No/100 ------ ----------($9,750.00) ----------**DOLLARS**

Cash in hand paid by Bertram B. Dennis and wife, Martha Dennis, 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** Bertram B. Dennis and wife, Martha Dennis

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. 54 and the northerly one-half of Lot No. 53 on the Map of Maplecrest Subdivision, as of record in Book 1835, page 28, Register's Office for Davidson County, Tennessee.

Said northerly part of Lot No. 53 begins at an iron pin in the westerly margin of Maplecrest Drive at the corner of Lots No. 53 and 54; thence with the line between said lots westerly 230 feet to the easterly right of way line of the Tennessee Central Railroad; thence with the line of the same southwesterly 100 feet to an iron pin; thence easterly 285.5 feet to an iron pin in the westerly margin of Maplecrest Drive; thence with the margin of same northerly 50 feet to the point of beginning.

Said Lot No. 54 fronts 75 feet on the westerly margin of Maplecrest Drive and extends back between lines 230 feet on the southerly line and 185 feet on the northerly line to a dead line in the rear measuring 192.5 feet thereon.

Being a part of the property vested in A. D. Hewlett by warranty deed from J. R. Coarsey, Trustee, as of record in Book 2204, page 463, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to covenants and restrictions of record in Book 1[illegible], page 192, and the plan of record in Book 1835, pages 27 and 28, Register's Office for said County, which shows a 40 foot set back line from Maplecrest Drive, a 20 foot easement for public utilities at the rear of the lot, and an easement for phone leads 4' by 20' at the common front corner of Lots 53 and 54.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bertram B. Dennis and wife, Martha Dennis _____ their **heirs and assigns, forever.**

And we **do covenant with the said** Bertram B. Dennis and wife, Martha Dennis _____ **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 1961 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** Bertram B. Dennis and wife, Martha Dennis _____ their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 30th **day of** August, 19 61

A. D. Hewlett

Frances H. Hewlett

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