K 2297

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Eight Thousand Two Hundred and No/100 ----------
----------($8,200.00) ----------DOLLARS

Cash in hand paid by Hilary E. Medlin and wife, Christine Medlin, 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 Hilary E. Medlin and wife, Christine Medlin

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. 35 on the Map of Cloverhill Subdivision, Section II, as of record in Book 2133, page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 75 feet on the easterly margin of Ironwood Drive and extends back between parallel lines 165 feet to a dead line in the rear.

Being a part of the property conveyed to A. D. Hewlett and wife, Frances H. Hewlett by warranty deed from J. R. Coarsey and H. H. Richardson, as of record in Book 2281, page 248, said Register's Office.

This conveyance is made subject to covenants and restrictions of record in Book 1583, page 423, in Book 2145, page 262, and the plan of record in Book 2133, page 46, Register's Office for said County, which shows a 30 foot set back line from Ironwood Drive, a 10 foot easement for public utilities at the rear of the lot and an easement for phone leads 2.5' x 20' at the southwesterly corner of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hilary E. Medlin and wife, Christine Medlin

their heirs and assigns, forever.

And we do covenant with the said Hilary E. Medlin and wife, Christine Medlin

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 1954 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 Hilary E. Medlin and wife, Christine Medlin

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

Witness our hand s this 10th day of September, 1954

A. D. Hewlett

Frances H. Hewlett

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