K 2298

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten Thousand Nine Hundred and No/100 ----------
----------($10,900.00) ----------DOLLARS

Cash in hand paid by Foster L. Hudson and wife, Nella J. Hudson, 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 Foster L. Hudson and wife, Nella J. Hudson

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. 130 on the Map of Maplecrest, as of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 130 fronts 90 feet on the northeasterly margin of Denneywood Drive and extends back between lines 171.1 feet on the northwesterly line and 171.8 feet on the southeasterly line to a dead line in the rear measuring 90 feet thereon.

Being a part of the property conveyed to A. D. Hewlett by warranty deed from J. R. Coarsey, Substitute Trustee, as of record in Book 2204, page 463, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 1874, page 452, and the plan of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, which shows a 20 foot easement for public utilities at the rear of the lot and an easement for phone leads 2' x 20' at the southeasterly corner of the lot, and a 40 foot set back line from Denneywood Drive.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Foster L. Hudson and wife, Nella J. Hudson
_____ their heirs and assigns, forever.

And we do covenant with the said Foster L. Hudson and wife, Nella J. Hudson
_____ 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 Foster L. Hudson and wife, Nella J. Hudson
_____ their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of September, 1954

A. D. Hewlett

Frances H. Hewlett

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