K 2336

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Sixteen Thousand Seven Hundred Fifty and No/100 ----------($16,750.00)----------DOLLARS

Cash in hand paid by Stephen F. Hupka and wife, Jean H. Hupka, the receipt of which is hereby acknowledged, we,

Robert Russell Nelson and wife, Margaret F. Nelson

have bargained and sold, and by these presents do transfer and convey unto the said Stephen F. Hupka and wife, Jean H. Hupka

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. 3 of Block "6" on the plan of Tyne Meade, Section No. 4, as of record in Book 1424, page 25, Register's Office for said County.

Said Lot No. 3 fronts 116 feet on the easterly side of Beacon Drive and runs back 375 feet on the southerly line and 377.1 feet on the northerly line, to a dead line, measuring 116 feet thereon.

Being the same property conveyed to Robert Russell Nelson and wife, Margaret F. Nelson, by deed from Christopher J. Miller and wife, of record in Book 2037, page 31, said Register's Office.

This conveyance is made subject to easement for public utilities and a 75 foot building setback line as shown on plan in Book 1424, page 25, and restrictive covenants of record in Book 1512, page 384, 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 Stephen F. Hupka and wife, Jean H. Hupka their heirs and assigns, forever.

And we do covenant with the said Stephen F. Hupka and wife, Jean H. Hupka 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.

And we, Robert Russell Nelson and wife, Margaret F. Nelson 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 F. Hupka and wife, Jean H. Hupka their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of December, 19 84

Robert Russell Nelson

Margaret F. Nelson

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