K 2345

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 Raynaldo Herrera and wife, Mary F. Herrera, 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 Raynaldo Herrera and wife, Mary F. Herrera
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. 255 on the Map of Maplecrest Subdivision, as of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 255 fronts 80 feet on the southerly margin of Denneywood Drive and extends back between lines 181.3 feet on the westerly line and 177.1 feet on the easterly line to a dead line in the rear measuring 65 feet thereon.

Being the same property conveyed to A. D. Hewlett and wife, Frances H. Hewlett by warranty deed from J. R. Coarsey, Substitute Trustee, as of record in Book 2284, page 318, said Register's Office.

This conveyance is made subject to covenants and restrictions of record in Book 1874, page 452, and the plan of record in Book 1835, pages 27 and 28, Register's Office for said County, which shows a 60 foot setback line from Denneywood Drive and a 10 foot easement for public utilities across the rear 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 Raynaldo Herrera and wife, Mary F. Herrera
their heirs and assigns, forever.

And we do covenant with the said Raynaldo Herrera and wife, Mary F. Herrera
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 1955 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 curselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Raynaldo Herrera and wife, Mary F. Herrera
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of March ; 1955

A. D. Hewlett

Frances H. Hewlett

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