K 2392

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ $10.00

TEN & NO/100 **DOLLARS**

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, we, Marshall M. Sweeney and wife, Evelyn W. Sweeney

have bargained and sold, and by these presents do transfer and convey unto the said William Eugene Hoffman and wife, Mary Sue Johnson Hoffman, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:** being lot No. 33 on the Plan of McGaughey Heights, Section 3, as of record in Book 1835, page 120, Register's Office for said County.
Said lot No. 33 is described as follows:Beginning on the southerly margin of Littonwood Drive at the northwest corner of Lot No. 33; thence with the southerly margin of said Drive and the north line of said lot, eastwardly 149.6 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a southeasterly direction 31.4 feet to the westerly margin of Hedgewood Drive; thence with the westerly margin of said Drive southwardly 170.7 feet to the southeast corner of said lot; thence with the south line of said lot, westwardly 151.7 feet; thence north 9° 48' west 178.5 feet to the point of beginning.
Being the same property conveyed to Marshall M. Sweeney and wife, Evelyn W. Sweeney by deed from Sweeney-Clark Realty Company of record in book 2097, page 48, Register's Office for said County,
Being the same property conveyed to O. Clyde Hardcastle and wife, Lillian Lee Hardcastle by deed from Marshall M. Sweeney and wife, Evelyn W. Sweeney of record in Book___ Page___ Register's Office for said County, and we O. Clyde Hardcastle and wife, Lillian Lee Hardcastle, join herein to convey all rights, title and interest to the above described property to the grantees shown herein.

This conveyance is made subject to utility easement, building setback lines and conditions of owners certificate as shown on plan in book 1835, page 120, and restrictive covenants contained in Book 2044, page 316, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Eugene Hoffman and wife, Mary Sue Johnson Hoffman their **heirs and assigns, forever.**

And we **do covenant with the said** William Eugene Hoffman and wife, Mary Sue Johnson Hoffman **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, Marshall M. Sweeney and wife, Evelyn W. Sweeney **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** William Eugene Hoffman and wife, Mary Sue Johnson Hoffman, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 16th day of March, 19 55

O. Clyde Hardcastle — Marshall M. Sweeney
Lillian Lee Hardcastle — Evelyn W. Sweeney

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Marshall M. Sweeney and Evelyn W. Sweeney, O.Clyde Hardcastle and Lillian Lee Hardcastle, the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16 day of March, 19 55

Commission expires July 26, 1958

J. E. Watts
Notary Public

PG 1