K 2394

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Nine Thousand Five Hundred and No/100 ----------
----------($9,500.00)----------DOLLARS
Cash in hand paid by Carson Cordell Fuller and wife, Madeline Geneva Fuller, 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 Carson Cordell Fuller and wife, Madeline Geneva Fuller

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. 221 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. 221 fronts 80 feet on the easterly margin of Denneywood Drive and extends back between lines 120 feet on the northerly line and 120 feet on the southerly line to a broken line in the rear measuring 113.14 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 covenants and restrictions of record in book 1874, page 452, Register's Office for Davidson County, Tennessee, and the plan of record in book 1835, pages 27 and 28, said Register's Office, which shows a 40 foot setback line from Denneywood Drive, and a 10 foot easement for public utilities across the rear and southerly margin 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 Carson Cordell Fuller and wife, Madeline Geneva Fuller
their heirs and assigns, forever.

And we do covenant with the said Carson Cordell Fuller and wife, Madeline Geneva Fuller 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 ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Carson Cordell Fuller and wife, Madeline Geneva Fuller, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of April, 19 55

A. D. Hewlett

Frances H. Hewlett

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