K 2445

WARRANTY DEED

For and in consideration of the sum of ($10.00)

- - - - - - - - - - TEN AND NO/100 - DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Hubert M. Wooden and wife, Louise Wooden,

have bargained and sold, and by these presents do transfer and convey unto the said Louis A. Hughes and wife, Robbie D. Hughes, 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 on the Plan of Donelson Meadows, Section 2, as of record in book 2133, pages 100 and 101, Register's Office for said County.

Said lot No. 3 fronts 70.45 feet on the southerly side of Dellrose Avenue and extends back 170 feet on the easterly line and 194.2 feet on the westerly line to a dead line, measuring 112.1 feet thereon.

Being part of the property conveyed to Hubert M. Wooden by deed from Herbert N. Jordan, Trustee, et al, of record in book 2284, page 137, said Register's Office.

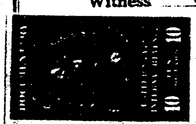
This conveyance is made subject to restrictions of record in book 2283, page 361, R. O. D. C. Tennessee, and easement for public utility purposes, 30-foot building setback line and conditions of owners certificate, as shown on plan in book 2133, pages 100 and 101, R.O.D.C.Tennessee, and easement in the deed from W. M. Fuqua and wife, to George E. Greer and wife, of record in book 1129, page 39, R.O.D.C.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 Louis A. Hughes and wife, Robbie D. Hughes, their heirs and assigns, forever.

And we do covenant with the said Louis A. Hughes and wife, Robbie D. Hughes, 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, Hubert M. Wooden and wife, Louise Wooden, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Louis A. Hughes and wife, Robbie D. Hughes, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of August, 19 56.





Hubert M. Wooden

Louise Wooden

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named Hubert M. Wooden and Louise Wooden, 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 office, this 5th day of August, 19 56.

Commission expires April 21, 1959.

Hugh J. Bradley
Notary Public